Lot 47

Flat 16, Bow Bell Tower, 6, Pancras Way, Tower Hamlets, London, E3 2SN



All enquiries Ref: James Paterson



- **Long leasehold fourth floor purpose built self-contained flat**
- **Full vacant possession**

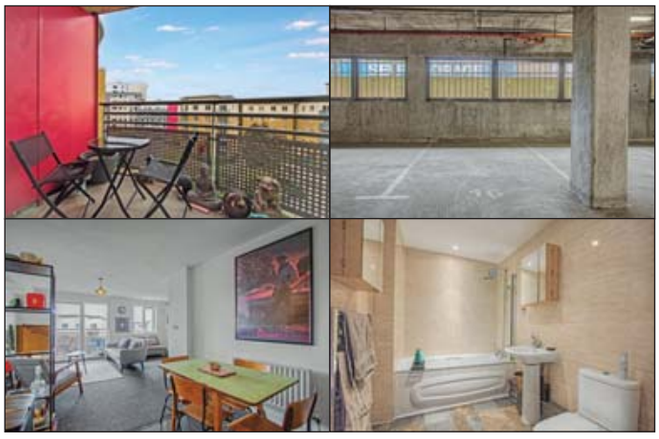


Location:

The property is situated on Pancras Way which is located off Tredegar Road. Public transport links include Stratford and London Liverpool Street mainline rail stations together with a network of local bus services serving the surrounding vicinity. Underground and DLR services are available from Bow Road Underground Station, Bow Church DLR and Pudding Mill Lane DLR Station, all within easy reach. Road links include the A12 (East Cross Route) and the A11 (Bow Road). Shopping amenities can be found locally within Bow with an extensive range of shops, bars and restaurants being found in Stratford, including Westfield Stratford City, and Canary Wharf. Recreational pursuits can be found locally at the open spaces of Victoria Park, Queen Elizabeth Olympic Park and Grove Hall Park.

Description:

Long leasehold fourth floor purpose built self-contained flat within the highly sought-after Bow Bell Tower development.



Accommodation:

Fourth floor: One bedroom, open plan reception room/kitchen with balcony, bathroom/WC, hallway
Outside: Allocated Parking Bay - secure underground parking
Gross Internal Area GIA (Source: EPC) approximately 60 sq m (645 sq ft)

EPC rating: B

Council Tax Band: C

Lease:

Held on a long lease for a term of 999 years (less 10 days) from 13th September 2005 (Thus having approximately 978 years remaining)

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

