



## **Ducaine Apartments, Merchant Street, Bow, E3 4PG**

**£390 Per Week**

A LARGE GROUND FLOOR 1 BEDROOM FLAT FOR RENT WITHIN THIS MODERN DEVELOPMENT 'THE DUCAINE APARTMENTS' BOW, E3.

Large open plan reception room with modern fitted kitchen and breakfast bar, fitted bedroom and modern bathroom suite.

Located next to Mile End tube station and a very short walk to Bow Road tube and Bow Church DLR station.

Tesco's supermarket and a host of local shops are just around the corner.

Comes furnished.

PROPERTY AVAILABLE FROM 8TH JUNE

- Large 1 Bedroom Flat
- Tesco's Very Close By
- Short Walk To DLR Station
- The Ducaine Apartments E3
- Modern Kitchen
- Comes Furnished
- By Mile End Tube Station
- Modern Bathroom Suite
- Available From 08.06.26

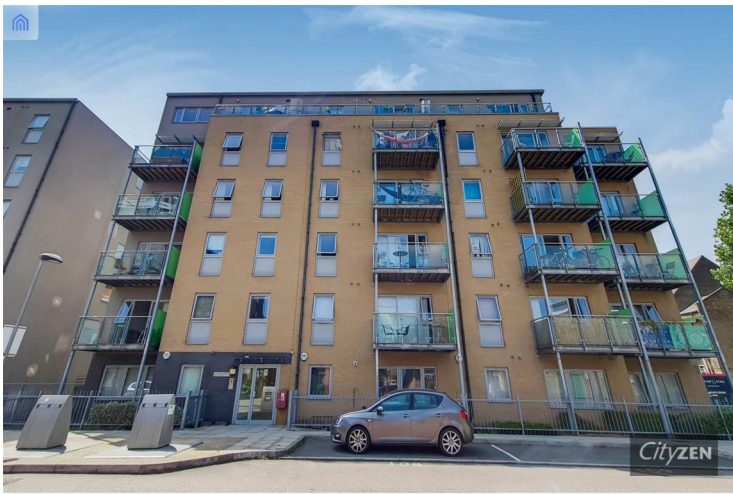
# Ducaine Apartments, Merchant Street, Bow, E3 4PG



LOCAL TESCO



KITCHEN



DUCAINE APARTMENTS



RECEPTION ROOM



KITCHEN



RECEPTION ROOM

# Ducaine Apartments, Merchant Street, Bow, E3 4PG



RECEPTION ROOM



BEDROOM



BEDROOM



BATHROOM



BEDROOM



**GROSS INTERNAL MEASUREMENT**  
The footprint of the property  
50.89 sqm / 547.78 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes measurements of restricted head height  
47.92 sqm / 515.81 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas, etc.  
0.00 sqm / 0.00 sqft

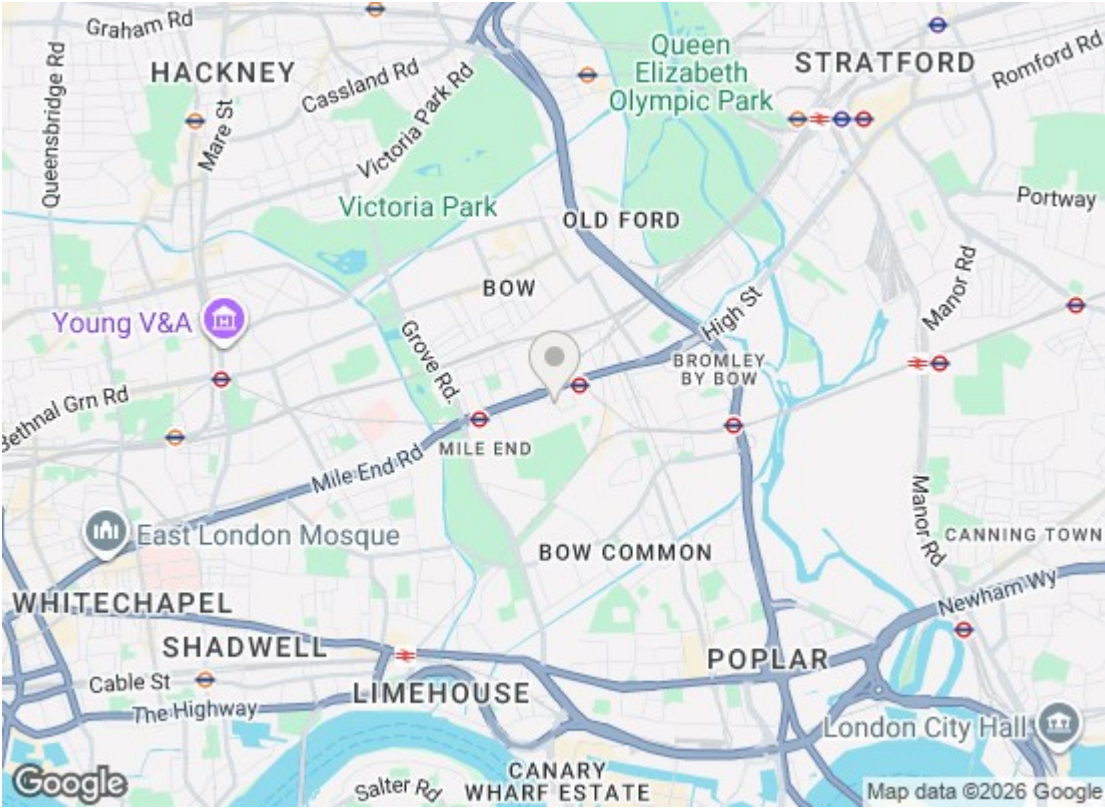
**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft

**spec Verified** **RICS Certified Property Measurer**

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS residential: 51.54 sqm / 554.77 sqft  
IPMS commercial: 49.82 sqm / 535.49 sqft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.