



## 2 Maple Mews, London, E3 4ZB

**£440,000**

FOR SALE

ONE BEDROOM SUITE IN BOW GREEN E3

BRAND NEW ZONE 2 DEVELOPMENT WITH AMAZING FACILITIES & HIGH SPECIFICATION

FACILITIES INC: INDOOR & OUTDOOR POOLS, GYM, BOXING CLUB, IMAX CINEMA, CONCIERGE, WORKING LOUNGES AND ACRES OF LANDSCAPED GARDENS\*

3 STATIONS ALL IN CLOSE PROXIMITY

Service charge £2,348 per annum (£4.85 PSF)

Ground rent £0 per annum

Lease: 998 years remaining

\*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- BRAND NEW ONE BED/SUITE AVAILABLE FOR SALE
- BALCONY
- FACILITIES INC 2 POOLS (INDOOR & OUTDOOR)
- 24 HOUR CONCIERGE
- 7TH FLOOR
- COMPLETING SHORTLY
- GYM, IMAX CINEMA, BOXING CLUB, RES WORK LOUNGES
- SEPARATE LOUNGE AND BEDROOM
- EXCELLENT INVESTMENT OR FIRST TIME PURCHASE
- ZONE 2 & CHOICE OF STATIONS & DLR

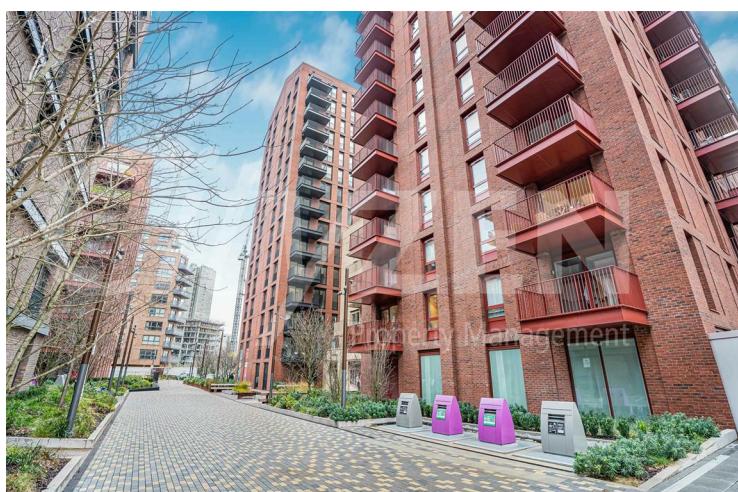
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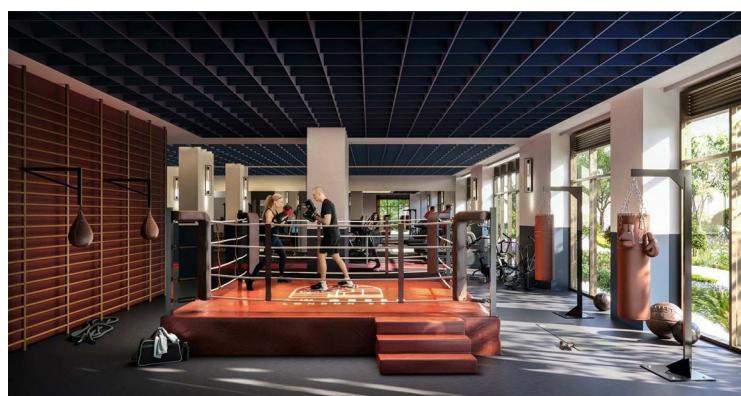
BOW GREEN



BOW GREEN



BOW GREEN



RES BOXING CLUB (CGI)



BOW GREEN



RES POOL (CGI)

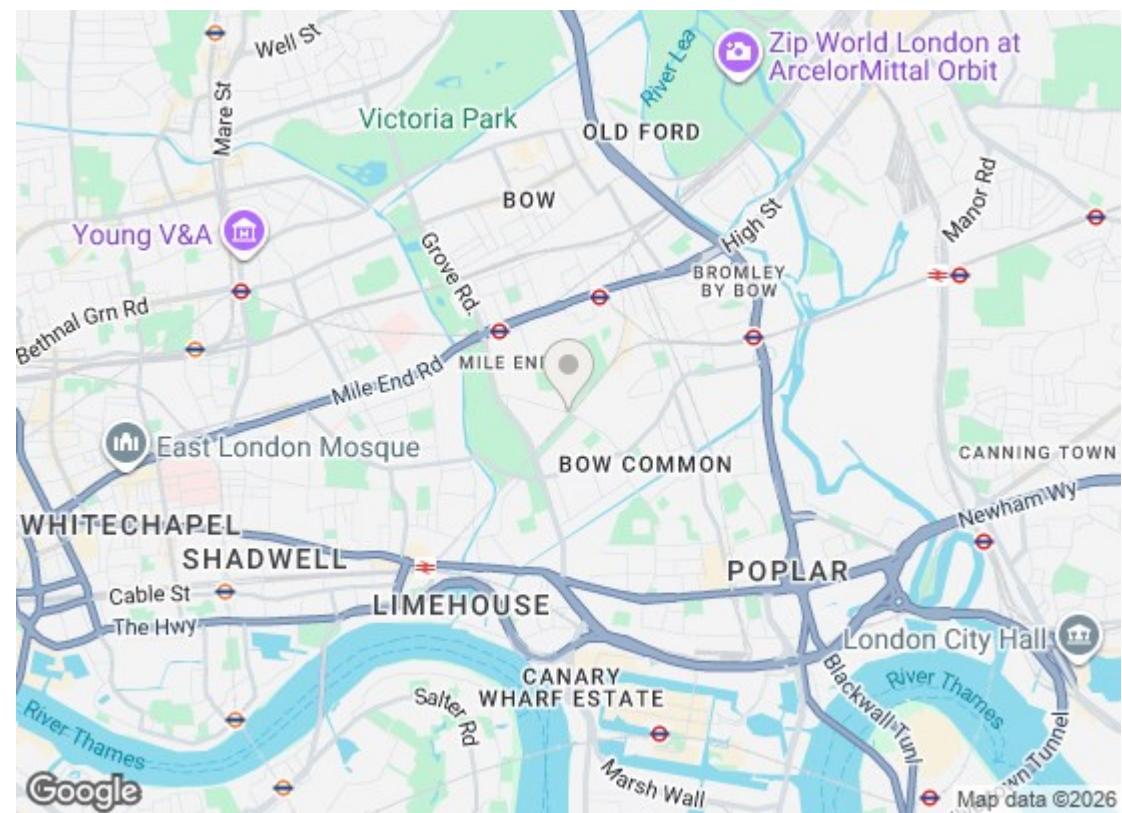


RES POOL (CGI)

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RES LOBBY LOUNGE (CGI)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales 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.