



41 Devons Road, London, E3 3BF

£370,000

A 2 bedroom 2 bathroom flat for sale in Bow E3.

Situated within this modern development on the corner of Devons Road & Devas Street.

Comprising of open plan living room with fitted kitchen, access to balcony, 2 double bedrooms and 2 bathrooms (one being en suite)

Short walk to Devons Road DLR station & local shops.

EWS1 compliant.

GROUND RENT £267 PA / SERVICE CHARGE £3768 PA / LEASE 108 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- 2 BEDROOMS
- 2 BATHROOMS
- BALCONY
- 5TH FLOOR
- EWS1 COMPLIANT
- WALK TO DLR STATION

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RECEPTION



RECEPTION



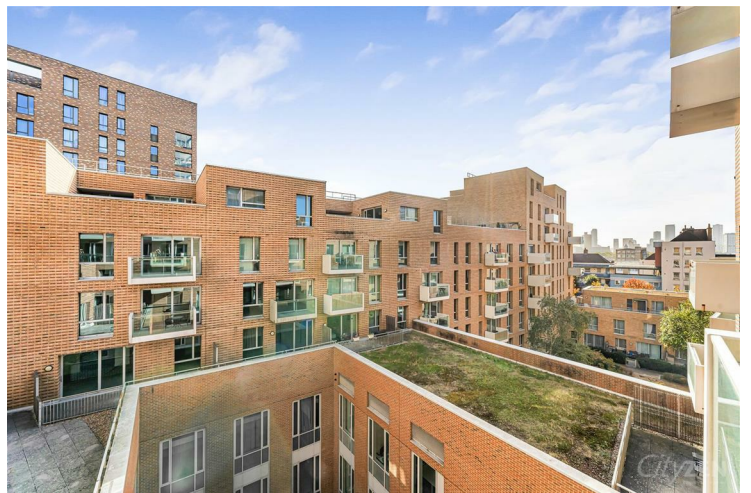
KITCHEN



BALCONY



RECEPTION



VIEW

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BEDROOM



BEDROOM



BEDROOM



BEDROOM



EN-SUITE



HALLWAY

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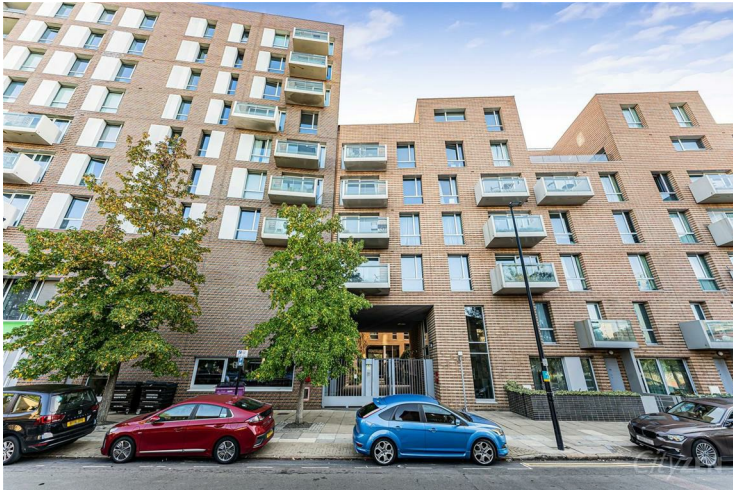


VIEW

41 DEVONS ROAD



BATHROOM

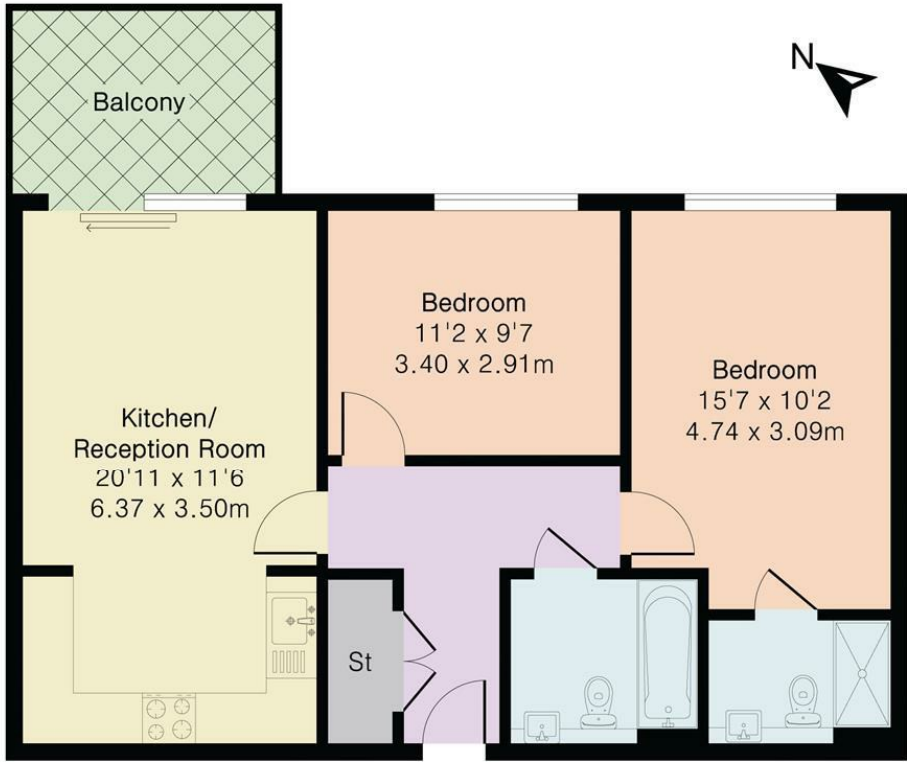


41 DEVONS ROAD



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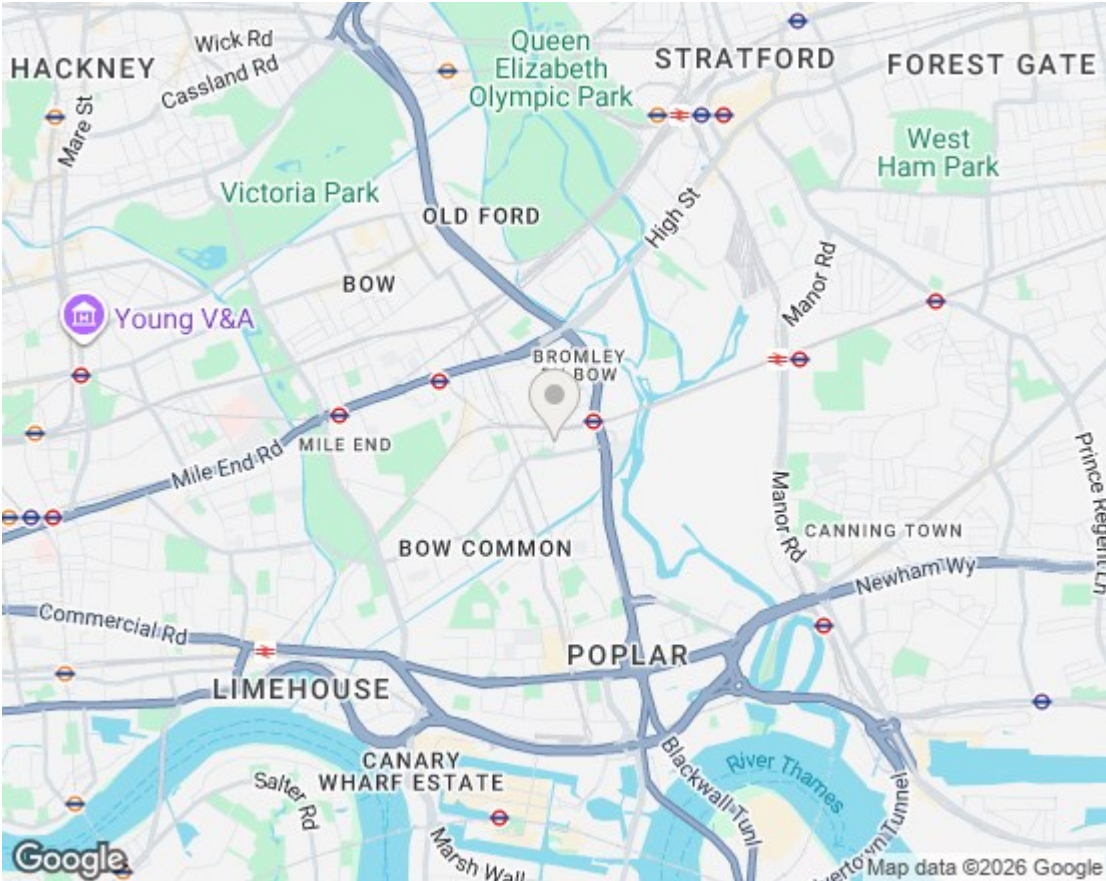
Approximate Gross Internal Area 707 sq ft - 66 sq m



Fifth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.