

Easthaus



— Guide Price £425,00 - £450,000



— First Floor Apartment



— 1 Bedroom



— 1 Bathroom



— Circa 495 sqft

Cyan Apartments, Bow, London, E3

Set on the first floor of a modern canalside block, this home enjoys a private balcony with direct views over the water towards Victoria Park and comes with the benefit of a long lease.



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Quietly positioned away from the road, the apartment comprises open plan living and entertaining space with a fully fitted kitchen including integrated appliances and a private balcony overlooking a landscaped courtyard with views onto the Hertford Union canal and Victoria Park.

There is also a great-sized double bedroom with a built-in wardrobe, a modern bathroom and entrance storage cupboard.

The property further benefits from secure underground bike storage.

Area

Located moments from the Gunmakers Gate entrance to Victoria Park, famed for its weekly Sunday food market and the Pavilion cafe. The property is ideally located for all the local amenities of Bow as well as the surrounding areas of Bethnal Green and Victoria Park Village. Some Easthaus favourites include: Mae + Harvey cafe, The Lord Morpeth and The Morgan Arms pub. The wider amenities of the Queen Elizabeth Olympic Park, Stratford Westfield and Roman Road market are also within easy reach.

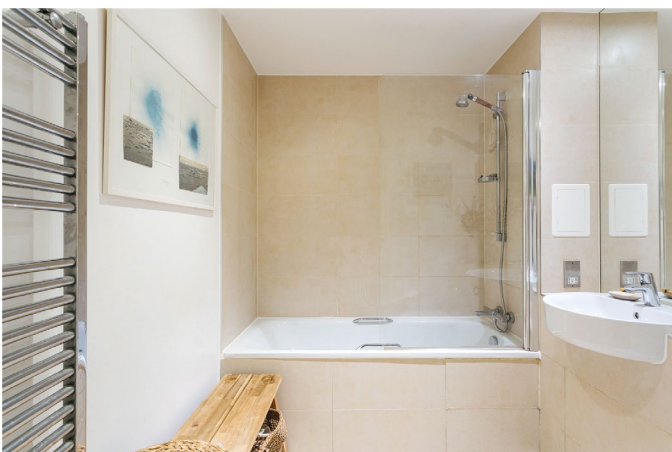
Mile End (Central, District and Hammersmith & City lines) underground station is approximately 0.9 miles providing easy access to the City and West End, as well as being one stop east to Stratford station that provides access to the London overground network and main line train services. Hackney Wick Overground can be accessed via a stroll through Victoria Park, and Bow Church DLR also provides easy access to both Stratford and Canary Wharf. Convenient bus stops along Old Ford Road and St Stephen's Road provide easy reach into Tottenham Court Road, Dalston Junction and Stoke Newington.

Details

Leasehold with circa 114 years remaining
Service Charges: circa £2,639.04 pa
Ground Rent: circa £200.00 pa
Local Council: Tower Hamlets, Band C
EPC: B



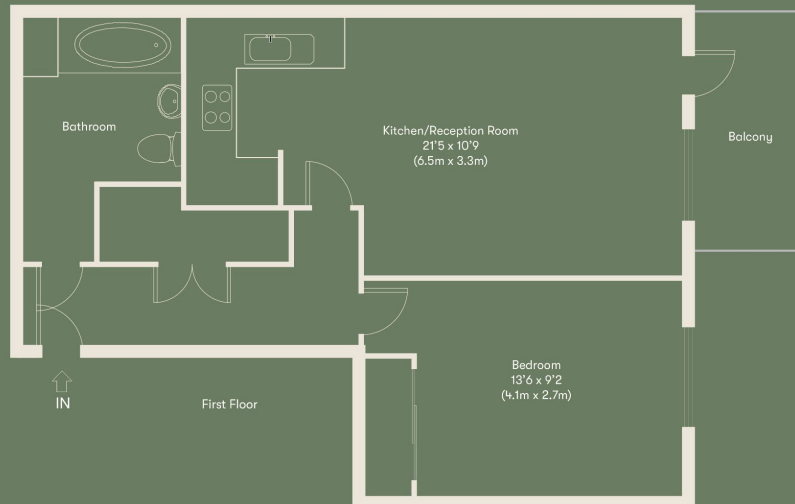
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Approximate Gross Internal Area
495 sq ft (46 sq m)



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk

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