



PCM

**£2,100 PCM**

**Printers Mews**

Old Ford Road, E3 5NZ



Located within a canal side private gated development is this 1 bedroom split level apartment.

The property features a good size reception room with private balcony overlooking Regents Canal, downstairs W/C, fitted kitchen and a bright mezzanine bedroom overlooking the property with access to fitted bathroom.

There is the added bonus of coming with 1 secure parking space.

Located off Old Ford Road just moments from Victoria Park with Roman Road Market and Victoria Park Village being close by. Transport links include Bow Road, Mile End and Bethnal Green Underground Stations as well as Bow Church DLR and a selection of bus routes available from the main road.

Available end of February

unfurnished

5 weeks deposit: £2423

12 month contract - break clause subject to offer

Council tax: Band C




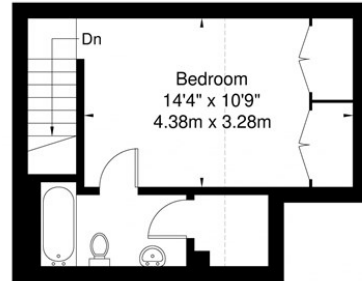




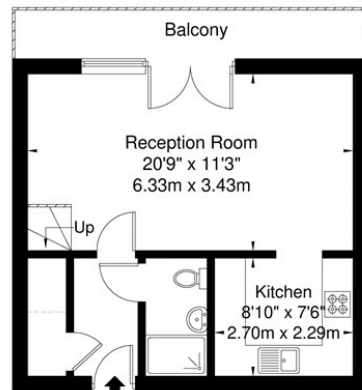
# Printers Mews Bow, E3 5NZ

Approx. Gross Internal Area = 65.7 sq m / 706 sq ft

 = Reduced headroom below 1.5m / 5'0"



Fourth Floor



Third Floor




Ref

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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>			
(69-80) <b>C</b>		<b>74</b>	<b>78</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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