ASKING PRICE

£415,000

Pancras Way

London, E3 2SL

New to market we are pleased to offer this spacious modern two bedroom apartment with parking, situated in the sought after Heart of Bow Development in Bow E3 .

This lovely apartment comprises two good sized double bedrooms, two modern bathrooms one of which is en-suite to master bedroom, open plan spacious living space with kitchen incorporating integrated appliances including dishwasher, fridge freezer, hob, oven and washing machine and private balcony with stunning views of docklands, post office tower and London Great condition throughout. Also has own secure underground allocated parking space.

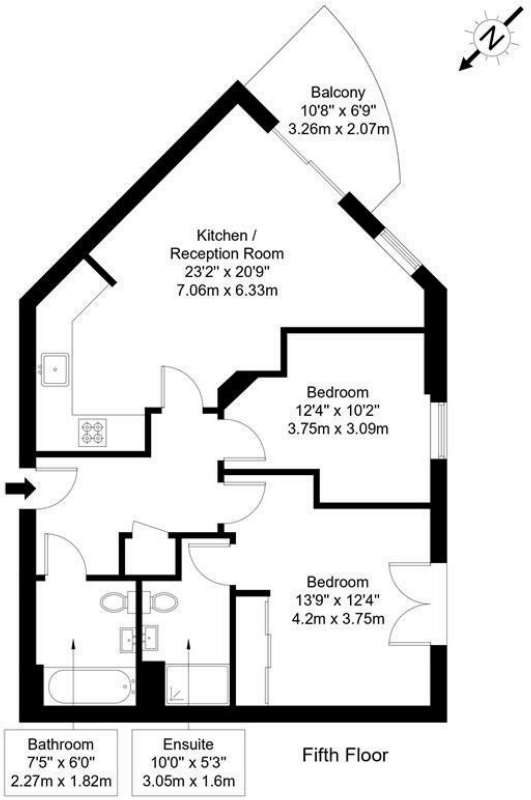
Close to the Roman Road market and only a few minutes walk to the iconic Victoria park and walking distance to Bow Road Underground and Docklands Light Railway Stations, also has easy access to bus routes to City, docklands and west end .

Ideal first time purchase and offered chain free.

Leasehold: 980 years remaining
Service Charge: £3000 per annum
Ground Rent: £250 per annum
Council Tax: Band D

Pancras Way, E3 2SL

Approx Gross Internal Area = 65.7 sq m / 707 sq ft
Balcony = 5.4 sq m / 58 sq ft
Total = 71.1 sq m / 765 sq ft



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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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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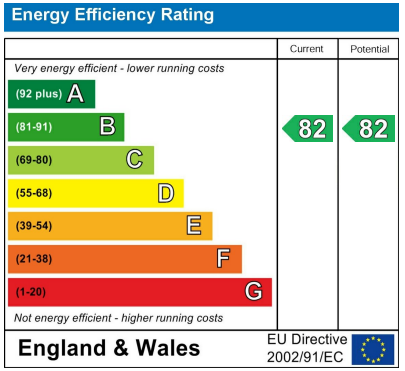

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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