



PRICE GUIDE

**£325,000**

**Pancras Way**

London, E3 2SU

Boasting a bright and spacious open-plan kitchen and lounge area, this home features contemporary design and integrated appliances — including a dishwasher — perfect for stylish and convenient living. Step out onto your private balcony and enjoy breathtaking skyline views.

The generously sized bedroom includes built-in wardrobes, and the elegant bathroom is finished to a high standard with a luxury suite. Additional features include gas central heating, secure underground parking, and bike storage.

Residents benefit from fob-secured entry, an on-site concierge service, and a location that offers superb transport links. Bow Road Tube, Bow Church DLR, and Mile End Station are all within a short walk, while Roman Road Market and the open green spaces of Victoria Park are just two minutes away. Multiple bus routes, including two 24-hour services, provide direct access to the City and Central London.

A fantastic opportunity in a prime East London location. Call now to arrange a viewing.

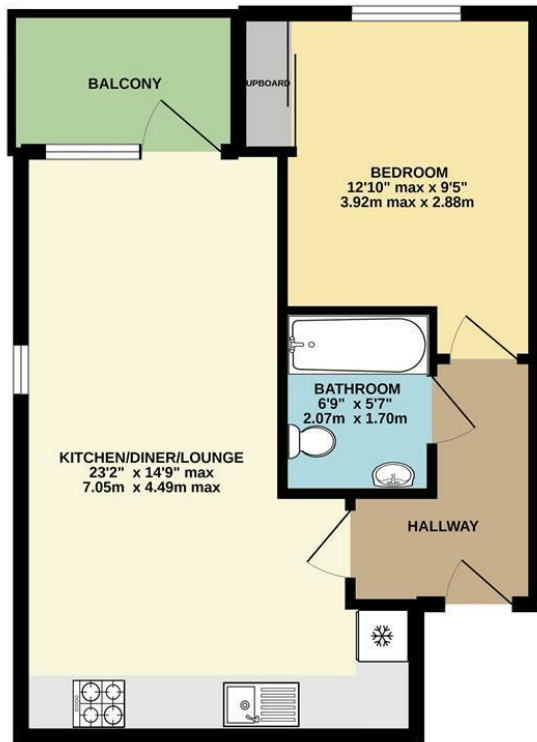
Leasehold: 980 years  
Service Charge £2672 per annum  
Ground Rent: £250 per annum  
Council Tax: Band C







GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 453 sq.ft. (42.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>	82	84
(69-80) <b>C</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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