



PRICE GUIDE

**£400,000**

**Merchant Street**

London, E3 4PG

Guide Price: £400,000 - £425,000

Offered for sale is this 2 double bedroom apartment with 2 bathrooms located within a modern development in Bow.

The property features a bright and spacious open plan kitchen to reception room with access to private balcony.

There are 2 good size double bedrooms with a en-suite to the master bedroom, large storage room and family bathroom.

The development is kept in good order with lift facilities and entry system

The property is located just a few moments from Roman Road Market and a short walk to Victoria Park and well as easy access to the Olympic Village and Westfields Shopping Centre. The new Crossrail link is also within a short commute.

There are a number of excellent transport links including Bow Road Underground, Bow Church DLR and a number of bus routes giving easy access to the City and Canary Wharf.

Leasehold: 108 years remaining

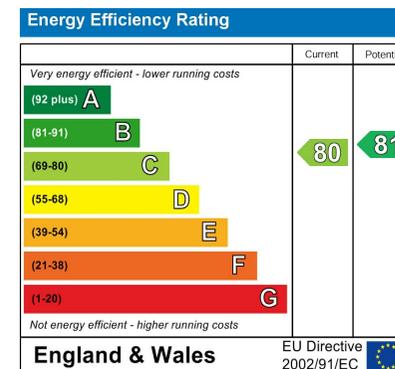
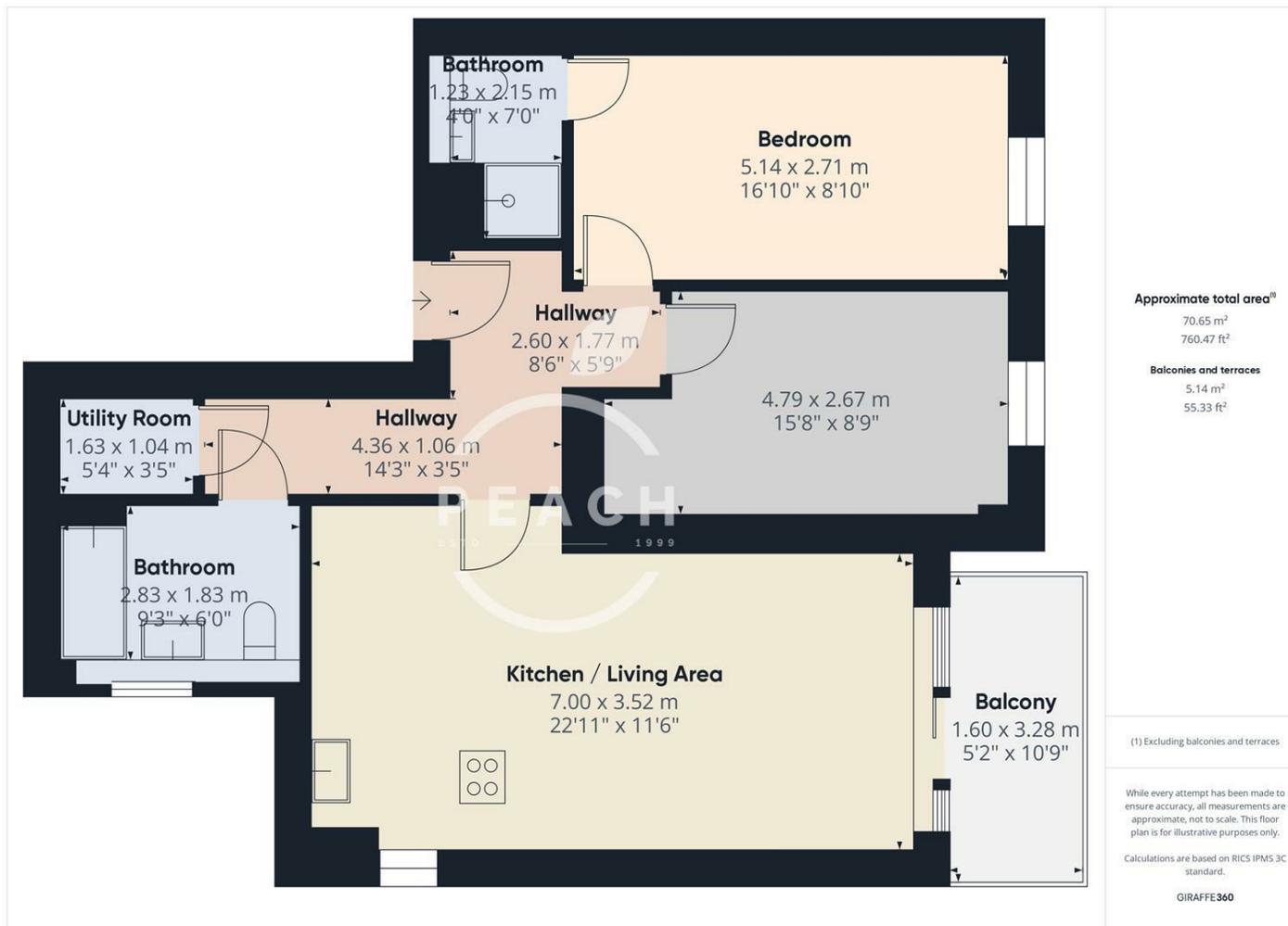
Service Charge: £3,066.98

Ground Rent: £250

Council Tax: Band D







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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