



Hereford Road, London, E3

BUTLER  STAG





**Spanning 800 Sq/ft (74.32 Sq/M) of internal living space is this two-bedroom, two-bathroom modern garden apartment which is set within this landmark development (Bow Central), now an established residential quarter of East London. Boasting a corner position and a private garden - this beautiful outside space has it all - Plenty of seating, lots of greenery, and a great design that is the full width of the property.**



## Leasehold

- 980 Years Remaining on The Lease
- EWS1 Compliant
- Corner Position / Private Garden
- Two Bathrooms / Walk-in Wardrobe
- Secure Allocated Parking Space
- 800 Sq/Ft Internal Living Space
- Two Bedrooms
- Close Proximity to Bow Road Tube Station

The apartment enjoys a wealth of living space with its open-plan kitchen/living area. The stylish fully fitted designer kitchen boasts integrated appliances and exudes both style and quality. There are two double sized bedrooms one which boasts a walk-in wardrobe and En-suite. Completing the property is a smart bathroom.

Crowngate House forms part of a secure gated community with video-entry, lift access, landscaped gardens and the apartment also benefits from having an allocated parking space.

Crowngate House is within close proximity of the social hub that is Roman Road Market with its shops, cafes and restaurants. Transport links include Mile End station (Central, District and Hammersmith & City), Bow Road (District and Hammersmith & City) and Bow Church DLR. Both the open green spaces of Victoria Park and the Olympic Village are within walking distance.

**\*LEASEHOLD**  
**LEASE LENGTH - 980 YEARS**  
**\*SERVICE CHARGE - £1,980 PA**  
**\*GROUND RENT - £350 PA**  
**\*COUNCIL TAX - BAND D**







## Hereford Road, E3

Approx. Gross Internal Area 800 Sq Ft - 74.32 Sq M

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Floor Area 800 Sq Ft - 74.32 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 17/2/2023

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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