Hereford Road, London, E3

BUTLER & STAG

**Situated on the third floor of this secure gated development (Bow Central) which is now an established residential quarter of East London is this stylish one bedroom apartment. Spanning 557.1 Sq/Ft the apartment enjoys a wealth of living space with its open plan kitchen / living area.**

# Leasehold

- Third Floor Apartment
- 980 Year Lease
- One Bedroom
- Open Plan Living Space
- Private Balcony
- 557 Sq/Ft Internal Living Space
- Chain Free
- Walking Distance To Bow Road Tube Station

The fully fitted kitchen boasts integrated appliances and exudes both style and quality. The principal bedroom is a lavish size and completing the property is modern bathroom.

Queensgate House forms part of a secure gated community with video-entry, lift access, landscaped gardens and bike storage.

Queensgate House is within close proximity of the social hub that is Roman Road Market with its shops, cafes, 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.

*LEASE LENGTH - 980 years
*SERVICE CHARGE - £1,679 p/y
*GROUND RENT - £250 p/y
* GROUND RENT REVIEW -
*COUNCIL TAX - BAND B

# Queensgate House

Approx. Gross Internal Area 51.8 Sq M ( 557.1 Sq Ft )

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## Third Floor

Approx. 51.8 sq. metres (557.1 sq. feet)

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.

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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