



BUTLER & STAG

Bow Common Lane | Bow
| E3

****STAMP DUTY, LEGAL FEES AND MOVING COSTS TO BE PAID BY DEVELOPER **Help To Buy**EWS1 Compliant****

Brand new two bedroom apartment with terrace, set over 660 sq ft. This 3rd floor property is finished to a very high standard and features a modern and bright layout. Bow Common Lane is ideally located within walking distance of Mile End park, Limehouse and Canary Wharf, as well as major transport links to the rest of the city.

- *Help To Buy*/New Build • Private Terrace/Balcony • Well Connected For The City And West End • 580 sqft Living Space • EWS1 Compliant • High Specification*

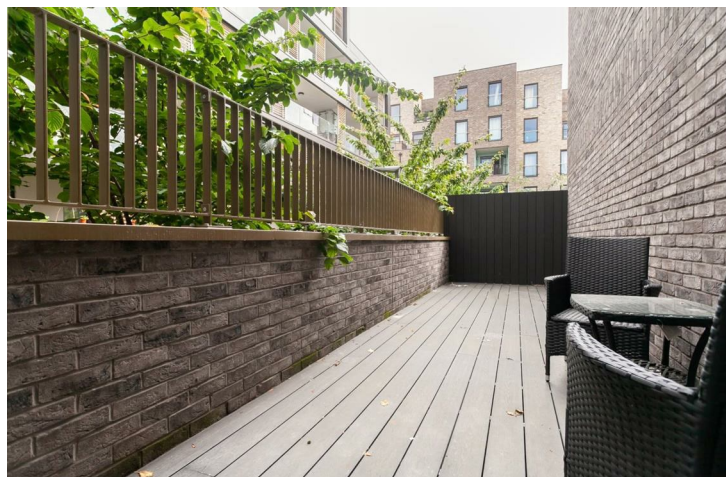
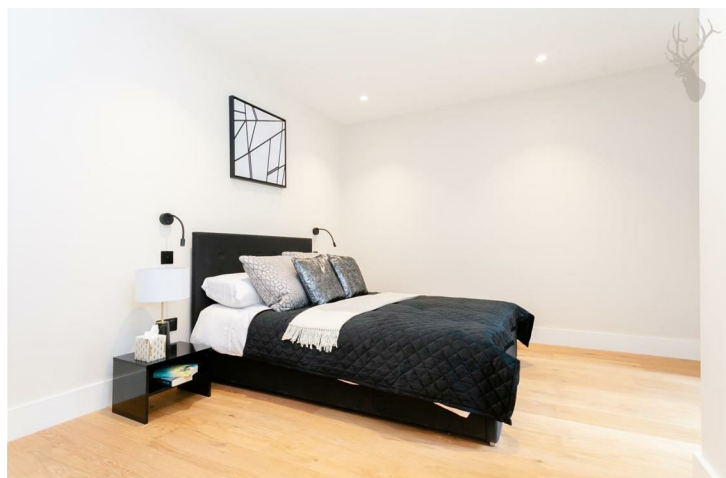
Asking Price £425,000 | Leasehold

Entrance to the building comprises of secure controlled entry and video controlled access for each individual apartment.

Upon entry you are greeted with the large double bedroom, full height double doors grant access to the secluded, private terrace.

The property benefits from a spacious open plan kitchen and living area with space for entertaining. Integrated appliances and ample counter space. Floor to ceiling windows and Juliette balconies allow for plenty of natural light into the already bright space.

A modern tiled bathroom with ample storage and bath/shower completes this stylish property.

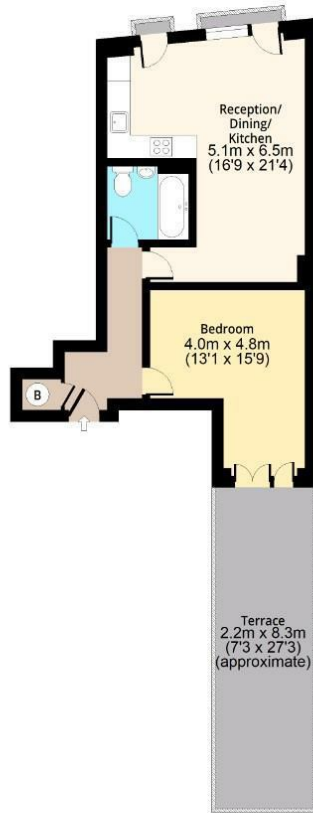




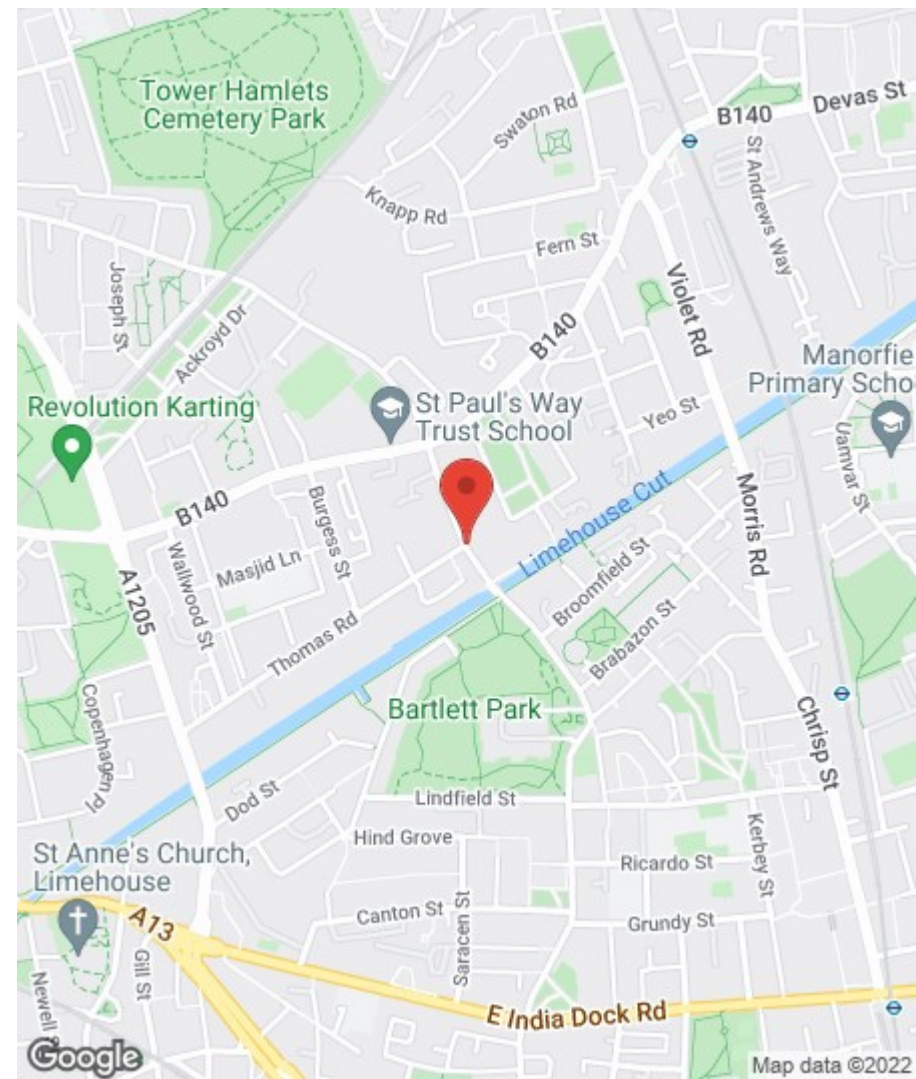
Bow Common Lane, E3



First Floor
Approx. 53.88 Sq. meters (580 Sq. feet)



Total area(Including Terrace): approx. 72.09 Sq. meters (776 Sq. feet)
Total area(Excluding Terrace): approx. 53.88 Sq. meters (580 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com



BUTLER & STAG

508 Roman Road, Bow, London, E3 5LU | 020 8102 1236 |

bow@butlerandstag.com | www.butlerandstag.uk

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		