



## Violet Road, London, E3 3QG

**£399,995**

A 2 double bedroom apartment for sale within this modern development located in Bow E3.

Situated on the top floor, open plan living room with access to a long balcony, fitted kitchen, 2 double bedrooms and modern bathroom suite.

The apartment (appx 1 year ago) had been refurbished with a new fitted kitchen and bathroom suite, new carpets to both bedrooms and new internal doors.

Conveniently located within short walking distance of 2 DLR stations (Devons Road and Langdon Park) and 2 tube stations (Bow Road and Mile End)

Service charge £2,857 per annum.  
Ground rent £200 per annum.  
Lease: 103 years remaining.

\*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- TOP FLOOR
- LONG BALCONY
- LOVELY FITTED KITCHEN & BATHROOM
- WALK TO DLR & TUBE STATIONS
- 2 DOUBLE BEDROOMS
- CHAIN FREE SALE

# Violet Road, London, E3 3QG



THE CUBIX



RECEPTION



RECEPTION



KITCHEN



RECEPTION



KITCHEN

# Violet Road, London, E3 3QG



RECEPTION



RECEPTION



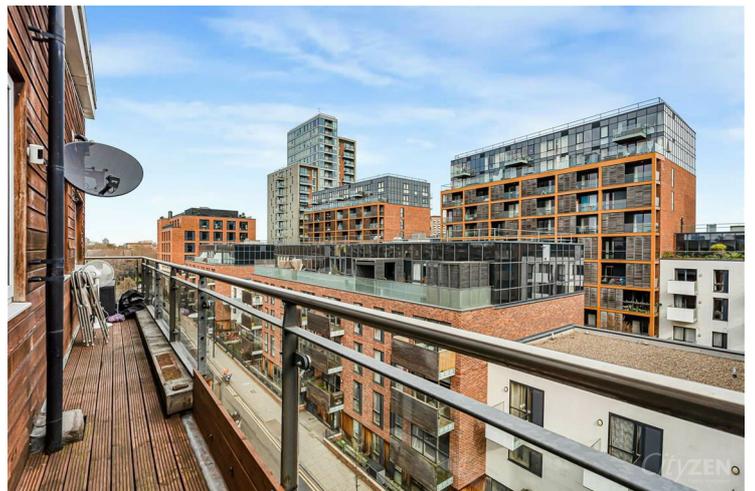
KITCHEN



BALCONY



KITCHEN



BALCONY

# Violet Road, London, E3 3QG



HALLWAY



BEDROOM



BEDROOM



HALLWAY



BEDROOM



BATHROOM

**Violet Road, London, E3 3QG**



**BEDROOM**

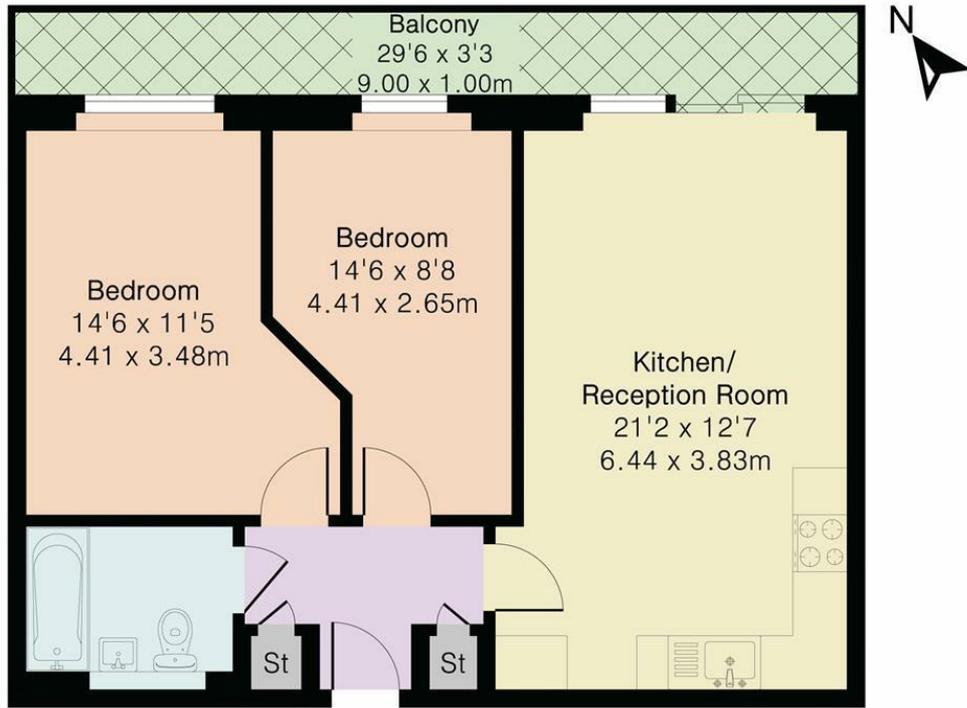


**BEDROOM**



**BEDROOM**

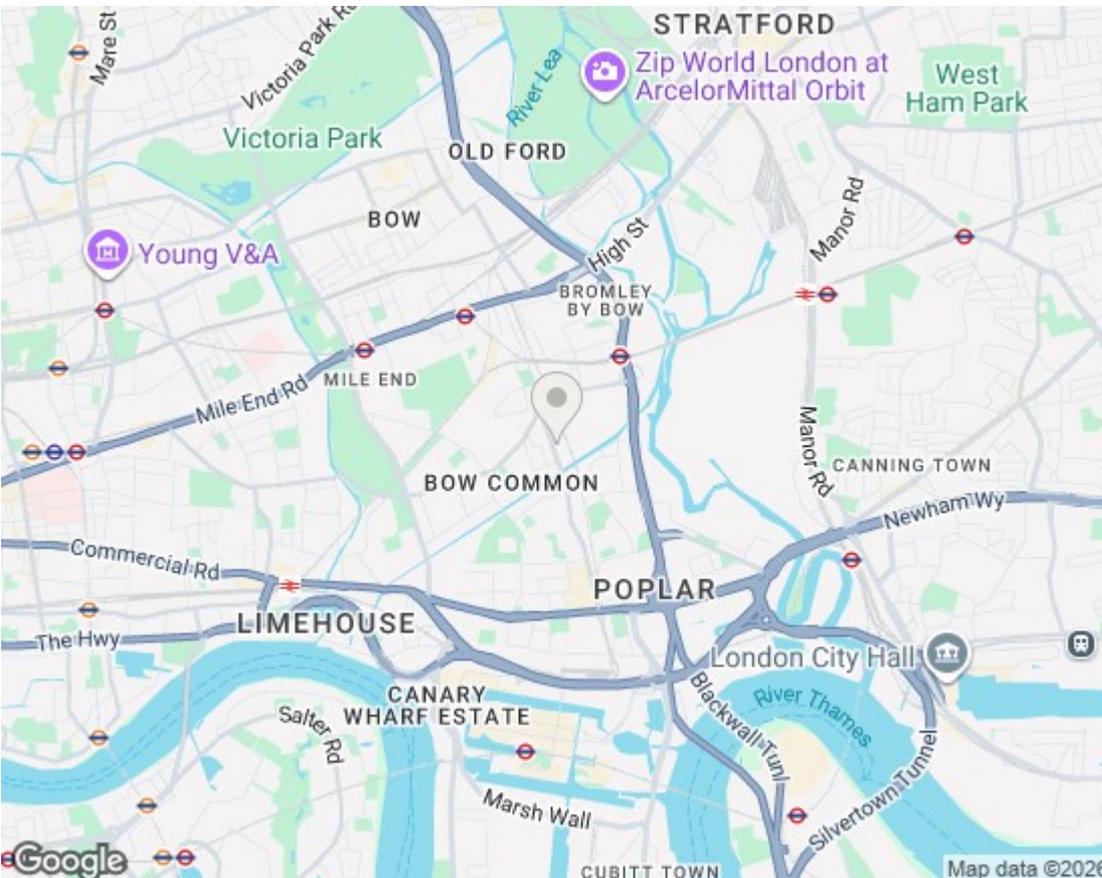
# Approximate Gross Internal Area 630 sq ft - 59 sq m



Fifth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.