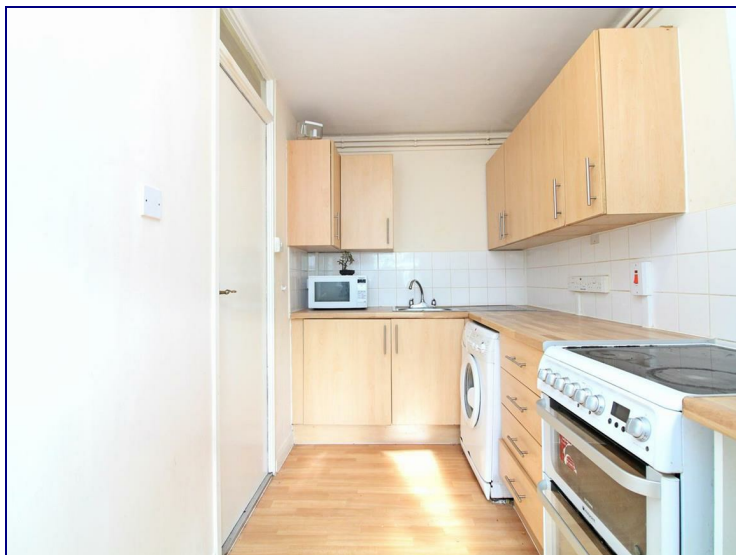




[www.kings-group.net](http://www.kings-group.net)

488 Bethnal Green Road  
London E2 0EA  
Tel: 0207 613 2121

**British Street, London, E3 4LZ**



**£1,250 Per Month**

**\*\*STUNNING ONE BED FLAT \*\*** This modern one bedroom flat is situated in a SECURE GATED DEVELOPMENT in the heart of Bow. The property benefits of a very LARGE DOUBLE BEDROOM, huge kitchen with a good size lounge with modern appliances, sofa and dining table, a contemporary bathroom. The development offers allocated parking space and bike storage and it's close to MILE END & Bow Church DLR Stn, Bow Road Stn, many bus stops (25, 205, 277,8, 339, D8) and it's also very close to Roman Road Market and Victoria Park.

Call 02076132121 to book your viewing now!



# Icarus House, British Street, E3

Approx. Gross Internal Area 489 Sq Ft - 45.43 Sq M



## Ground Floor

Floor Area 489 Sq Ft - 45.43 Sq M

For Illustration Purposes Only - Not To Scale

[www.londonpropertyassessments.co.uk](http://www.londonpropertyassessments.co.uk)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (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 <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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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