

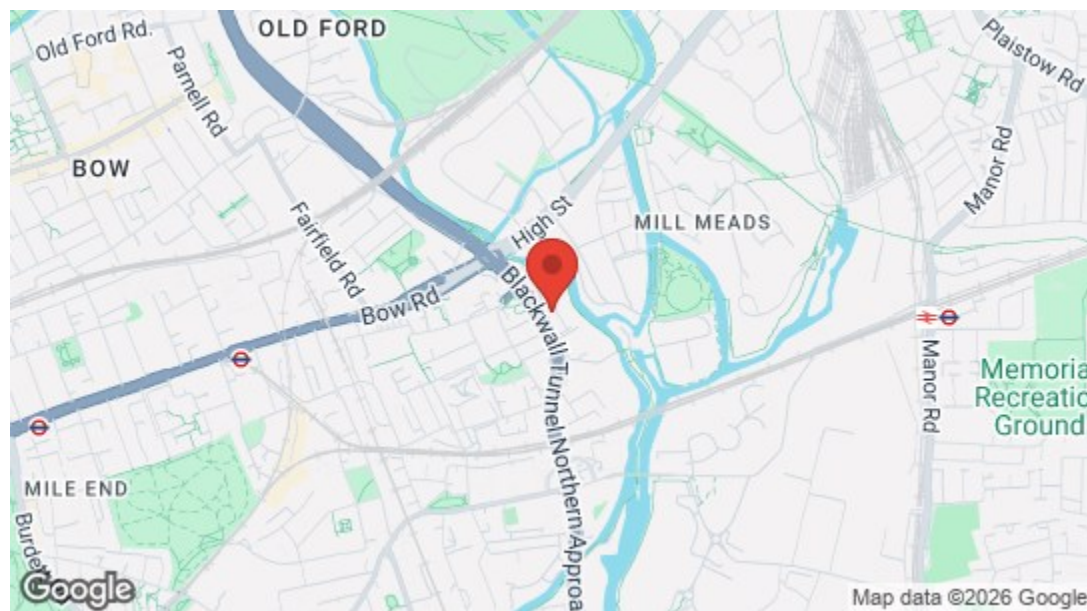


Fourth Floor

Total Area: 96.0 m<sup>2</sup> ... 1033 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only



**Bolinder Way, London**  
**£2,500 Per Month**  
**3 bed, Apartment - Purpose Built**



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	87
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC





## Features

- SHARERS WELCOME
- Riverside Development
- Large Private Balcony
- Available Now
- No Parking Available
- Council Tax Band E
- EPC Rating B
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400
- Security Deposit: Equivalent to 5 Weeks' Rent of the Agreed Rent



### SHARERS WELCOME!!

An immaculately finished three bedroom, two bathroom apartment in a smart, contemporary development just to the south of the Queen Elizabeth Olympic Park and set among a wealth of green communal space alongside the broad and winding River Lea.

You're superbly placed for connections to central London here, Bromley-By-Bow station is just a five minute walk away and offers both the Hammersmith & City Line and the District Line, for fast direct runs to the City and South Bank alike.



### WHAT ELSE?

- Keen cyclists will have their horizons expanded here, Queen Elizabeth Olympic Park, Victoria Park and Canary Wharf are all reachable in minutes on two wheels.
- Communal areas are bright and well maintained, with lifts to all floors and video entry system. All apartments come with a ten year NHBC warranty.
- Parents will be pleased to know you have twenty seven primary/secondary schools in a one mile radius alone, all rated 'Good' or better by Ofsted. The 'Outstanding' Old Palace Primary is just a third of a mile on foot.





➤➤ IF YOU LIVED HERE...

You'll be enjoying London riverside apartment living at its finest. With each property featuring a private balcony for impressive views over the rippling river waters as well as London's famous skyline. That's not all, the floor to ceiling patio doors leading onto your balcony flood your sociable spaces with natural light, making for wonderful entertaining spots.

Kitchens are finished to the highest specification, with a mixture of integrated Neff and Zanussi appliances, nestled under spotless silicone composite worktops for a flawless culinary experience. Bedrooms are mostly substantial doubles, flooded with yet more light thanks to large floor to ceiling windows, and finally family bathrooms and en suites are impeccable in large format tiling.

Outside, and Bromley-By-Bow is an increasingly popular neighbourhood for City commuters and families alike. Liverpool Street is just nine minutes away, while for some weekend shopping and leisure you can be among the vast airy promenades of Westfield Stratford City in just twenty minutes on foot. Despite these superb connections, the area's rich cultural heritage is prevalent everywhere, with a wealth of creative hubs, historic markets and performance spaces within easy reach.

