



Harston Walk, Bow, London, E3

£1,200 PCM

FOR SALE

 1  1  1

- Modern 5th Floor Flat
- One Double Bedroom
- Balcony
- Double Glazed
- 0.1m To Bromley-By-Bow Tube Station
- Council Tax Band: C
- EPC Rating: C
- 485 Sq Ft (45.1 Sq M)
- Viewing By Appointment Only
- PPE Supplied

A spacious and well presented one bedroom flat, located on the 5th floor of a modern block, this property is ideally located for Bromley-By-Bow tube station.

The flat has an open plan kitchen/diner/lounge, with access to a generous private balcony. The kitchen area has a range of smart, modern fitted units and work surfaces, whilst the full height window and glazed door in the lounge ensure plenty of natural light. There is also a solid double bedroom and a three piece bathroom with shower over the bath.

Ideally positioned for the morning commute, there is also plenty to do locally, with a number of pubs and eateries in the area.

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DIMENSIONS

Communal Entrance

Via communal door leading into:

Communal Hallway

Staircase & lift to all floor and flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Door to all rooms.

Open Plan Living Room/Kitchen

21'0 x 12'0

Door to Balcony.

Bedroom

12'0 x 11'0

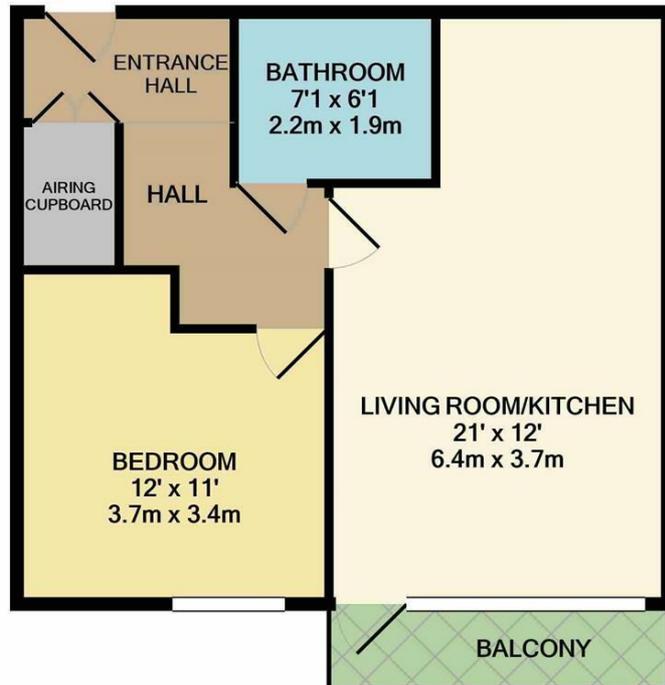
Bathroom

7'1 x 6'1

Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN



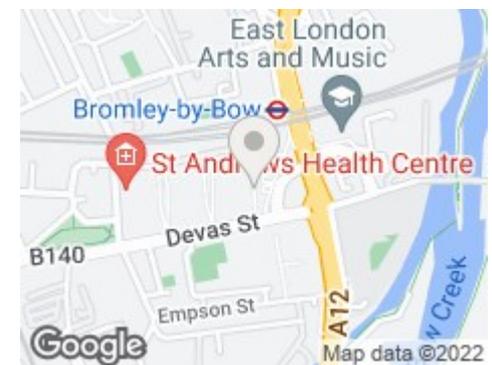
TOTAL APPROX. FLOOR AREA 485 SQ.FT. (45.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(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	

MAP



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