



PORCELAIN HOUSE E3
1 bedroom apartment

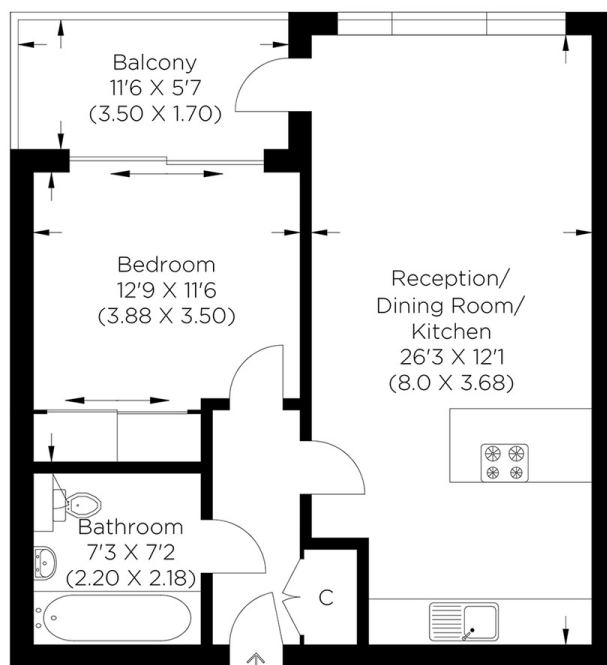
£400,000
LEASEHOLD



PORCELAIN HOUSE E3

We offer for sale this spacious one-bedroom apartment set on the first floor of the modern Porcelain House, St Pauls Way, Bow E3. The apartment has a bright, airy, open-plan lounge/kitchen with high-spec integrated Smeg appliances, including a washer/dryer. There is a private balcony, a contemporary bathroom and a good-sized double bedroom. Further benefits include underfloor heating, a secure entry system and ample storage throughout the apartment. The Bow Garden Square development is a convenient location. Mile End Tube Station is a short walk away, offering Central Line, District Line and Hammersmith & City Line services, making commuting into the City and further West into London extremely easy. Devons Road DLR is also within easy reach for those needing Canary Wharf access. Beautifully presented throughout, this apartment would make an ideal first purchase or rental investment. We highly recommend an internal viewing.

Borough: Tower Hamlets* Council Tax: C* EPC: B Lease Term: 243 years* Service Charge: £1,772* Ground Rent: £250*
Nearest Station: Devons Road (0.55 miles) Material Information: www.alexneil.com/material-information



First Floor
Approximate gross internal area
52.07 sq m / 560.47 sq ft



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Disclaimer: Property descriptions are subjective and used in good faith as an opinion rather than statements of fact. The owner provided information relating to title, tenure, service charges and ground rent information. Therefore, please make specific enquiries to ensure that our descriptions match your expectations of the property. Floor plan measurements are approximate and for illustrative purposes only. Furthermore, we have not tested any services, systems or appliances at this property. And we strongly recommend that you verify all the provided information on inspection and that your surveyor and conveyancer further confirm details. Also, market conditions and property values regularly fluctuate. And showcased sold properties demonstrate our previous successes rather than indicate live property values. *As advised by the owner. **Property sold subject to contract.

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