



**VALLANS COURT E3**  
**1 bedroom apartment**

**£375,000**  
LEASEHOLD



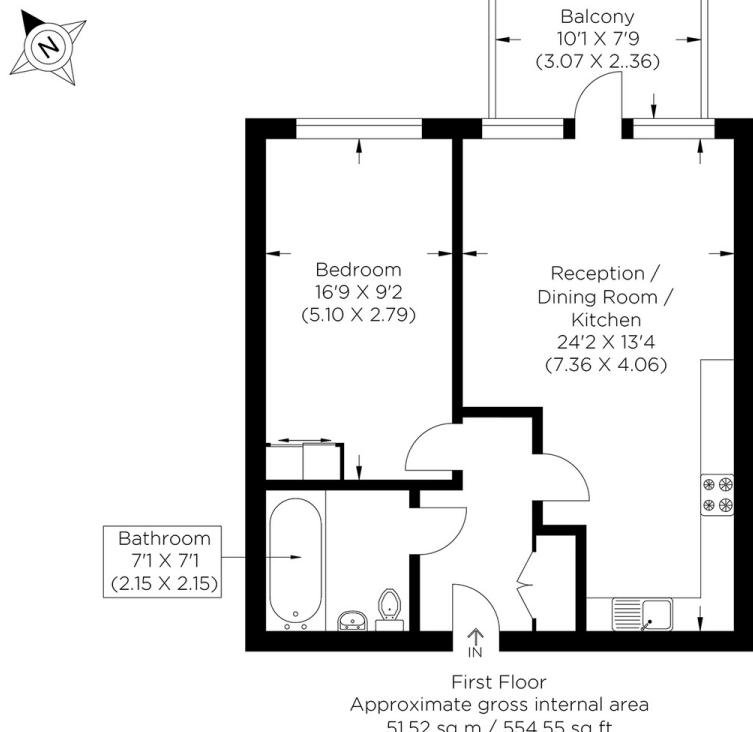
# VALLANS COURT E3

Situated alongside the River Lea, within the highly sought after Bow River Village development, is this one bedroom apartment. Located on the first floor, overlooking the communal gardens this property is offered to the market from the original purchaser in immaculate condition. This property benefits from open plan living, with a contemporary fitted kitchen & bathroom, external balcony and no onward chain. The Bow River Village development is conveniently located to major transport links, with Bromley by Bow underground station and Bow Church DLR just a few minutes walk. The area benefits from an array of local amenities, including a large supermarket, bars, restaurants and Three Mills Park being just a stones throw away across the canal.



Borough: Tower Hamlets\* Council Tax: C\* EPC: B Lease Term: 100 years\* Service Charge: £1\* Ground Rent: £250\*

Nearest Station: Bromley-by-Bow (0.27 miles) Material Information: [www.alexneil.com/material-information](http://www.alexneil.com/material-information)



**Canary Wharf & Docklands Office**  
2 Westferry Road, Canary Wharf, London E14 8JT

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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