



## SKYLINE APARTMENTS, BOW, E3

£510,000 Leasehold

Two Bedrooms | Sixteenth Floor Apartment | Two Bathrooms | Large Private Balcony | Unrestricted Views | High Specification Finish | Open Plan Reception Room | 24 Hour Concierge | Close To Bromley-By-Bow Station | No Onward Chain

**SSTC**

- 16th floor
- No Onward Chain
- Private Balcony
- Two Bathrooms
- Two Bedrooms

Located in Skyline Apartments, which is part of the recently built Three Waters development, is this stunning two double bedroom, two bathroom apartment which is positioned on the sixteenth floor and features truly amazing views of London.

The property has been finished to an excellent standard and features a bright and spacious open plan reception room with fitted kitchen, large private balcony, master bedroom with built-in wardrobes and en-suite, second double bedroom and second shower room.

Residents can enjoy the use of a 24 hour concierge, landscaped gardens, entertainment screening room and rooftop terrace.

The development is located within a short walk from both Bromley-By-Bow Tube Station and Devons Road DLR station allow quick access into The City and Canary Wharf.

Council Tax Band: E

Tenure: Leasehold (995 years)

Ground Rent: £300 per year

Service Charge: £3,693 per year

The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.

Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but must verify accuracy themselves by their own inspection, searches, enquiries, surveys or otherwise as to the accuracy and completeness.

Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

The tenure/lease, service charge and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.

Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.



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**£510,000** Leasehold



## Skyline Apartments

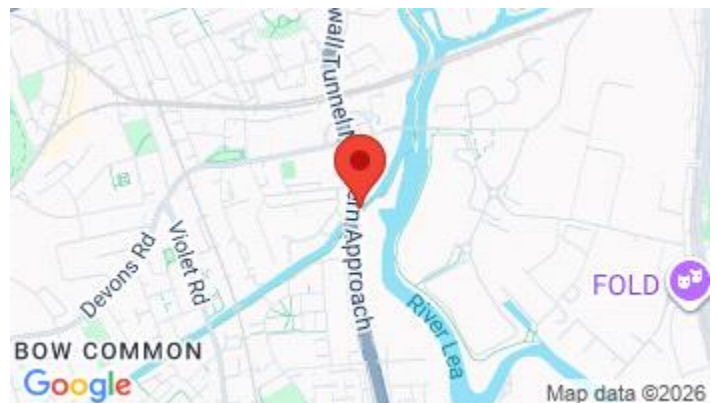
Approximate Gross Internal Area  
Total = 70.6 sq m / 761 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		87	87
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.