

VIOLET ROAD, BOW, E3

£450,000 Leasehold

Two Double Bedroom Apartment | Ground Floor | High Ceilings
| One Bathroom | Open Plan Reception Room | Fitted Kitchen |
Own Front Door | Secure Underground Parking Space | 24
Hour Concierge | Close To Devons Road DLR Station

- Concierge service
- Allocated parking space
- Ground floor
- High Ceilings
- One bathroom
- Two bedrooms

This two bedroom apartment is positioned on the ground floor and comes with an allocated secure underground parking space.

The property comprises entrance hall with storage cupboards, spacious open plan reception room with modern fitted kitchen, two double bedrooms and a family bathroom.

Caspian Wharf is a popular development that features a 24 hour concierge service.

It is located within walking distance to Devons Road DLR and Bromley-by-Bow station.

Tenure: Leasehold (182 years)

Ground Rent: £200 per year

Service Charge: £2,089.62 per year

Parking options: Underground



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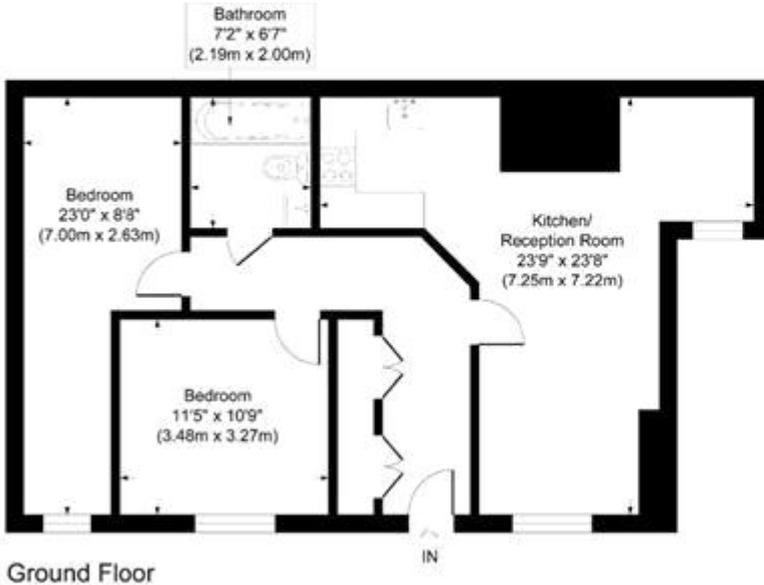
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Violet Road

Approximate Gross Internal Area
Total = 77.3 sq m / 832 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.



Ground Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		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/fittings 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.