

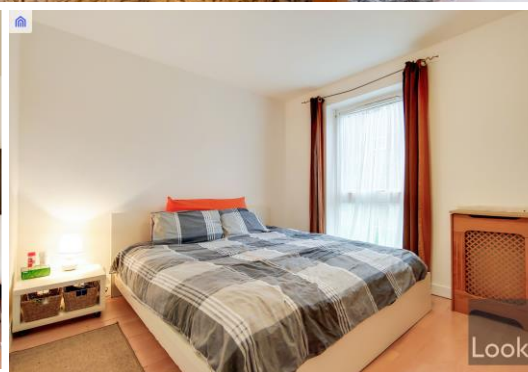


LOOK PROPERTY

349 Roman Road, Bow, London E3 5QR

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Regent Square, Bruce Road, Bow

Ground floor purpose built flat with private parking space

Offers in Excess of £315,000

Regent Square, Bruce Road, Bow

Ground floor purpose built flat with private parking space

Overview

- One Bedroom Flat
- Ideal for first time buyer
- Great Investment opportunity
- Seperate Kitchen
- Private Gated Development
- Pleasant outdoor space
- Car Parking Space
- Sold with vacant possession
- Can be sold with tenant in situ



Built in 1972 and set within a private gated development surrounded by beautifully maintained communal gardens.



Perfect for first time buyers or investors looking to increase their portfolio

Set on the ground floor with access to a garden area, a one bedroom private flat situated within Regents Square. The property is conveniently located for Bow Road Tube Station, Bromley by Bow Tube Station and Docklands Light Railway, all being a short distance away. The property is in good order throughout. Fitted kitchen and bathroom. Situated in a private gated development with a dedicated Private parking space.

Property to be sold either with tenant in situ or vacant possession.



Service charge £1181.00 for 25th of March 2020 for the period of 25 march 2020 up to 24 march 2021

Ground Rent £4.00 new lease issued in 1998 for 999 years Remaining years is 977 years



Location

Built in 1972 and set within a private gated development surrounded by beautifully maintained communal gardens. Benefiting from secure off street parking, has long lease of 999 years, being conveniently located approximately 0.3 miles walking distance to both Bow Church DLR Station and Bow Road Station. Just off Bruce road with easy access to Bow Road.

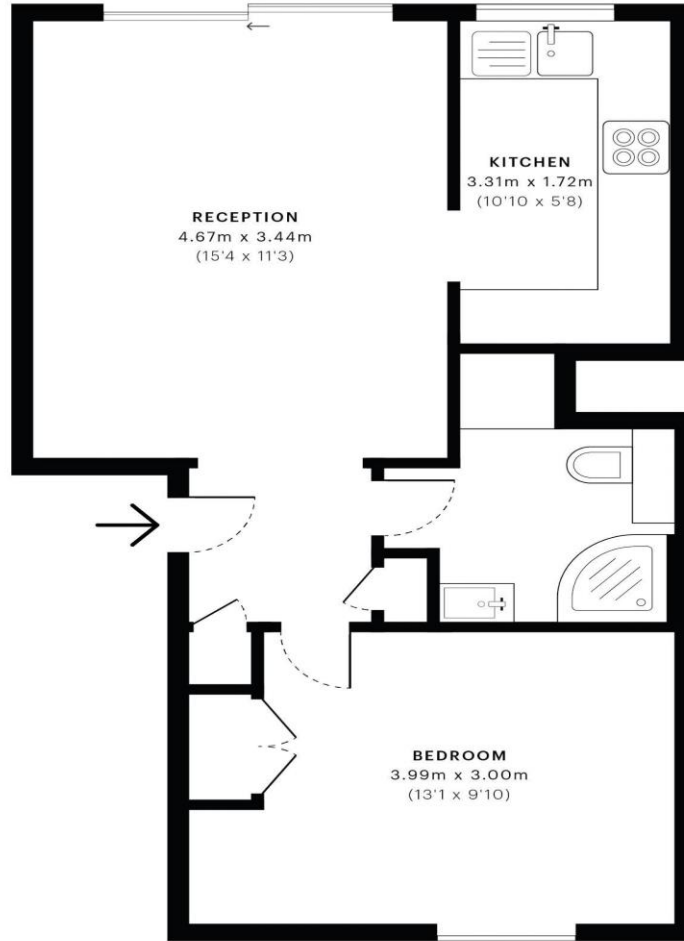


Regent Square, E3

CAPTURE DATE
22/02/2020

LASER SCAN POINTS
20,208,448

GROSS INTERNAL AREA
42.0 Sqm / 452.2 Sqft



— Ground Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property.
42.0 Sqm / 452.2 Sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head
40.4 Sqm / 434.3 Sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.



IPMS 3B RESIDENTIAL
42.2 Sqm / 454.5 Sqft

IPMS 3C RESIDENTIAL
40.6 Sqm / 436.6 Sqft

SPEC ID
5e42edfce6f84a0c6c9dda7a

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 020 8981 9999

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

