



**Bow Sales**, 634-636 Mile End Road, Bow, London E3 4PH  
T 020 8981 2670 E [bowsales@ludlowthompson.com](mailto:bowsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## PARK VIEW COURT BOW ROAD



**SOLD**

**REF: 2611676**

### **2 Bed, Purpose Built Apartment, Private Terrace & Communal Garden**

**4th Floor - Stunning Views - Excellent Location - Two Bedroom, Two Bath Apartment - South Facing Private Terrace - Open Plan Kitchen / Reception**

A wonderful opportunity to acquire this bright and spacious apartment located in this modern development, with over 842 Sq ft of living accommodation and HUGE south facing private terrace, offering a great entertaining space for summer evenings. This two bedroom, two bathroom property is offered in excellent condition throughout and would make a perfect first home or buy to let investment. Comprising of a large open plan reception / fully fitted kitchen with a high spec finish and floor to ceil... **continued below**

**Train/Tube** - Devons Road, Bow Road, Mile End, Westferry

**Local Authority/Council Tax** - Tower Hamlets

**Tenure** - Leasehold

**ludlowthompson**



**Bow Sales**, 634-636 Mile End Road, Bow, London E3 4PH  
T 020 8981 2670 E [bowsales@ludlowthompson.com](mailto:bowsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

# PARK VIEW COURT BOW ROAD



Reception



Kitchen



Master Double Bedroom



Master Double Bedroom Alt Angle



En-Suite



2nd Double Bedroom



**Bow Sales**, 634-636 Mile End Road, Bow, London E3 4PH  
T 020 8981 2670 E [bowsales@ludlowthompson.com](mailto:bowsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

# PARK VIEW COURT BOW ROAD



Bathroom



Private Terrace



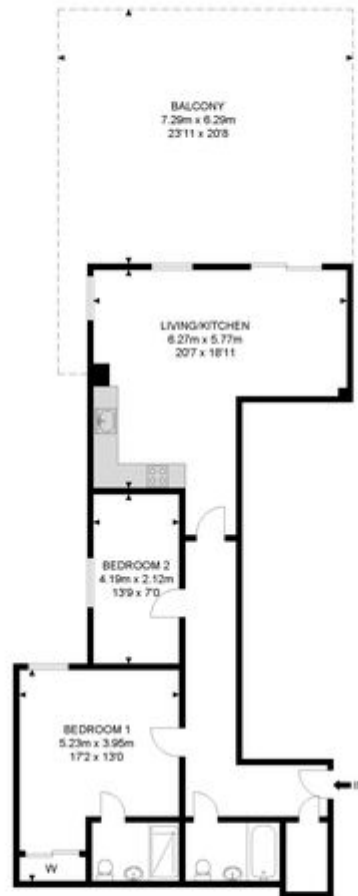
Exterior



# PARK VIEW COURT BOW ROAD



Park View Court



4th Floor



APPROX. GROSS INTERNAL FLOOR AREA 842.81 SQ FT / 78.30 SQM  
APPROX. GROSS EXTERNAL FLOOR AREA 514.51 SQ FT / 47.80 SQM  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

© SpacePhoto  
Photography and Floor Plan

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



**Bow Sales**, 634-636 Mile End Road, Bow, London E3 4PH

T 020 8981 2670 E [bowsales@ludlowthompson.com](mailto:bowsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## PARK VIEW COURT BOW ROAD



A wonderful opportunity to acquire this bright and spacious apartment located in this modern development, with over 842 Sq ft of living accommodation and HUGE south facing private terrace, offering a great entertaining space for summer evenings. This two bedroom, two bathroom property is offered in excellent condition throughout and would make a perfect first home or buy to let investment. Comprising of a large open plan reception / fully fitted kitchen with a high spec finish and floor to ceiling windows, leading onto the great sized terrace. Two well-proportioned double bedrooms, one with an en-suite and fitted wardrobe, plus a modern three piece family bathroom and large storage cupboard. Park View Court is situated between Canary Wharf to the South, Westfield Stratford City to the North and The City of London to the West. This modern apartment provides excellent commuter links on the DLR (Devons Road 0.3miles) and Tube stations (Bromley-by-bow, Mile End 0.9miles) perfect for professionals and commuters. Please call the helpful sales team on 02089812670 to arrange a must see viewing.

Reception

Kitchen

Master Double Bedroom

Master Double Bedroom Alt Angle

En-Suite

2nd Double Bedroom

Bathroom

Private Terrace

Exterior

### Tenure Details

Tenure - Leasehold

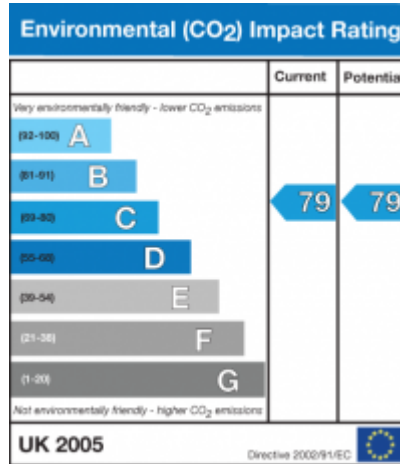
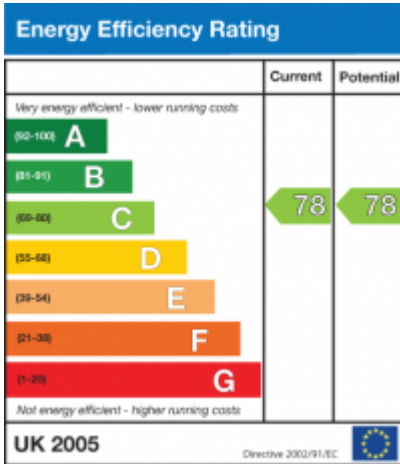
Lease Expires - 109 years

Service Charges - £1525 per year

Ground Rent - £250 per year



# PARK VIEW COURT BOW ROAD





**Bow Sales**, 634-636 Mile End Road, Bow, London E3 4PH  
T 020 8981 2670 E [bowsales@ludlowthompson.com](mailto:bowsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

# PARK VIEW COURT BOW ROAD



**CALL 020 8981 2670**

**REF: 2611676**

## **When you want to view a property through us it helps to bear in mind the following:**

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

**To arrange a viewing for this property please contact our Bow Sales Office quoting 2611676**

## **DISCLAIMER**

**VIEWING:** strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

## **PLEASE NOTE BEFORE PROCEEDING**

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.