



A stunning apartment that is presented in excellent decorative order throughout, and needs to be seen to be fully appreciated.

**Longbow Apartments, 71 St. Clements Avenue, Bow, London, E3**

£625,000 Leasehold (244 years remaining)





- Stunning two bedroom apartment
- A1 Rated EWS1 form
- Low service charge at just £2,300
- Private balcony
- Off street parking

### Description

Located on the third floor of this desirable modern development is this superb two bedroom apartment which offers approximately 864 sq ft of well proportioned living space. The current vendors have tastefully upgraded the interior, creating this stylish modern home, which also benefits from great natural lighting.

Internally, a generous hallway offers a considerably larger than average storage unit, this then leads to a fantastic open plan living area, which provides the perfect space for entertaining friends and family. Additionally, there are two large double bedrooms, two quality bathroom suites and a large private balcony which overlooks the courtyards.

There is also a secure entry system, a lift serving all floors, and residents have access to off street parking, which works on a first come, first serve basis.

### Local Information

St Clements is an impressive development of Grade II Listed buildings, plus some more modern apartment blocks. There is a fabulous variety of local pubs, cafes and independent shops close at hand. Mile End Tube (0.3 miles) and Bow Church DLR (0.7 miles) are both nearby, together with regular buses and cycle lanes providing easy access to Canary Wharf and the City. The property is 1.4 miles away from the delightful green open spaces of Victoria Park, plus Regent's Canal, Broadway Market and Westfield Stratford are all just a short trip away.

All times and distances are approximate.

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### Tenure

Leasehold (244 years remaining)

### Local Authority

Tower Hamlets

### Energy Performance

EPC Rating = B

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.  
Telephone: +44 (0) 20 7531 2530.

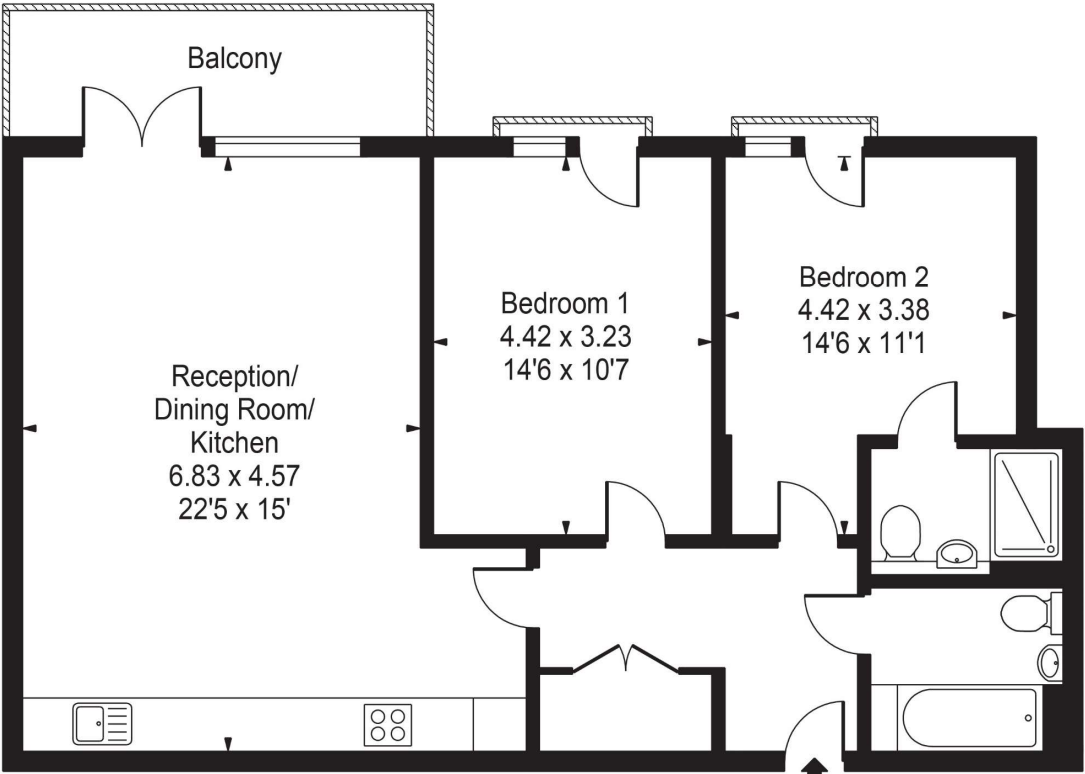









Longbow Apartments, E3  
Gross Internal Area(Approx)  
Total = 80.27 Sq m / 864 Sq ft



Third Floor

For Illustration Purposes Only - Not To Scale  
Floorplan by Humble Spy Photography Ltd.  
Produces exclusively for Savills

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(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>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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