



Well-configured two bedroom ground floor apartment with a garden.

**Bow House, 3 Wilmer Gardens, London, N1**

£490,000 Leasehold (112 years remaining)

savills

- Purpose built block
- Garden
- Patio
- Prime location
- Well-proportioned

#### Local Information

Wilmer gardens is located around the corner from the beautiful Regent's canal and the vibrant open space of Shoreditch park. The shops, bars and restaurants of Haggerston and De Beauvoir are just along the Kingsland road. The City, Canary Wharf and the West End are easily accessible via the many local bus routes and Haggerston Overground Station which is under 0.4 miles away.

#### About this property

This well-proportioned, light and airy two bedroom apartment is situated on the ground floor of this purpose built development right in the heart of N1. The accommodation is well-configured and comprises a large open reception room, separate kitchen with built in appliances, two double bedrooms and a main bathroom. The spacious layout gives the flat a lovely flow throughout and has the added bonus of a rear garden and a front patio.



#### Tenure

Leasehold (112 years remaining)

#### Local Authority

Hackney

#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Office.

Telephone: +44 (0) 20 7241 4111.





**Bow House, 3 Wilmer Gardens, London, N1**  
**Gross Internal Area** 707 sq ft, 65.7 m<sup>2</sup>

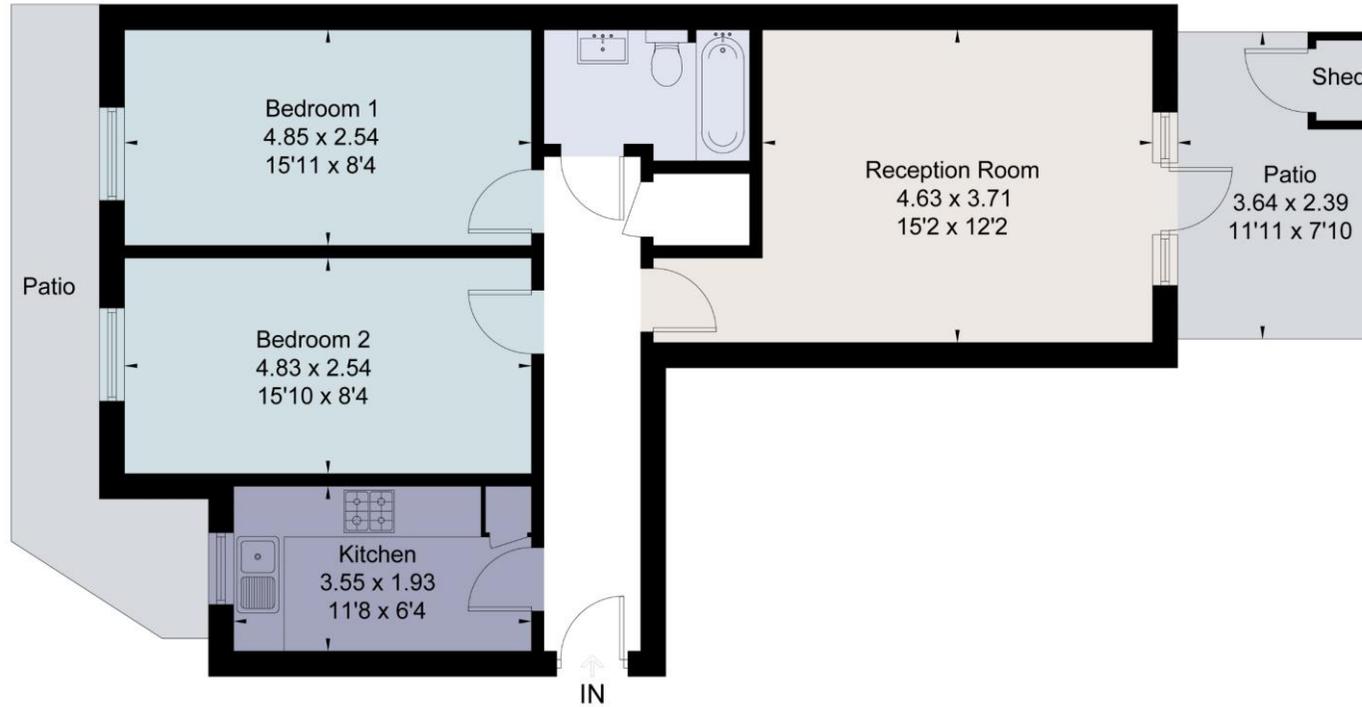


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Approximate Area = 65.7 sq m / 707 sq ft  
 (Excluding Shed)  
 Including Limited Use Area (0.5 sq m / 5 sq ft)  
 For identification only. Not to scale.  
 © Fourwalls



**Ground Floor**

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 283171

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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