

JAKE CHARLES

EST 2021



- Sought-after Heart of Bow development
- Lease 980 years
- Excellent transport links: Bow Road, Mile End (Tube) & Bow Church (DLR)
- Allocated parking
- Private balcony
- Two double bedrooms with storage
- Bus routes to Shoreditch & the City
- En-suite + family bathroom
- Close to Victoria & Olympic Parks
- Ideal for buyers or investors

Asking price £395,000

Faith Court, Lefevre Walk

London E3



Jake Charles Property are delighted to present this spacious and well-presented two-bedroom, two-bathroom apartment, extending to approximately 700 sq ft, ideally situated within the highly sought-after Heart of Bow development.

Located on the first floor, the property offers a bright and generously proportioned open-plan living space with direct access to a private balcony. There are two well-sized double bedrooms, both benefiting from built-in wardrobes, alongside a modern family bathroom and a stylish en-suite shower room to the principal bedroom.

Further benefits include double glazing throughout, integrated kitchen appliances, a large built-in storage cupboard off the hallway, a concierge service and a secure allocated parking space.

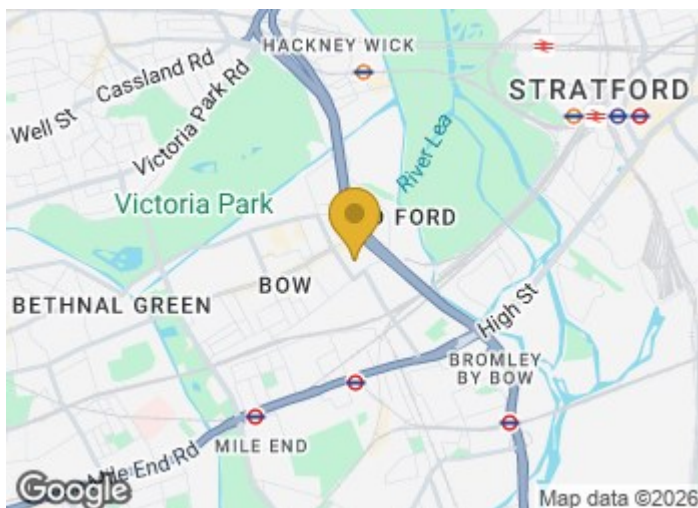
The property is superbly located for transport links, with Bow Road and Mile End Underground stations, as well as Bow Church DLR, all within easy reach. The nearby number 8 bus route provides convenient access to Shoreditch and the City. A variety of local amenities are close by, including the popular Roman Road Market and Westfield Stratford. Victoria Park and the Queen Elizabeth Olympic Park are also within easy reach, along with the vibrant and ever-popular Hackney Wick, known for its canalside bars, restaurants, and creative scene.

Lease: 980 years remaining

Ground Rent: £250 per annum

Service Charge: £3,200 per annum

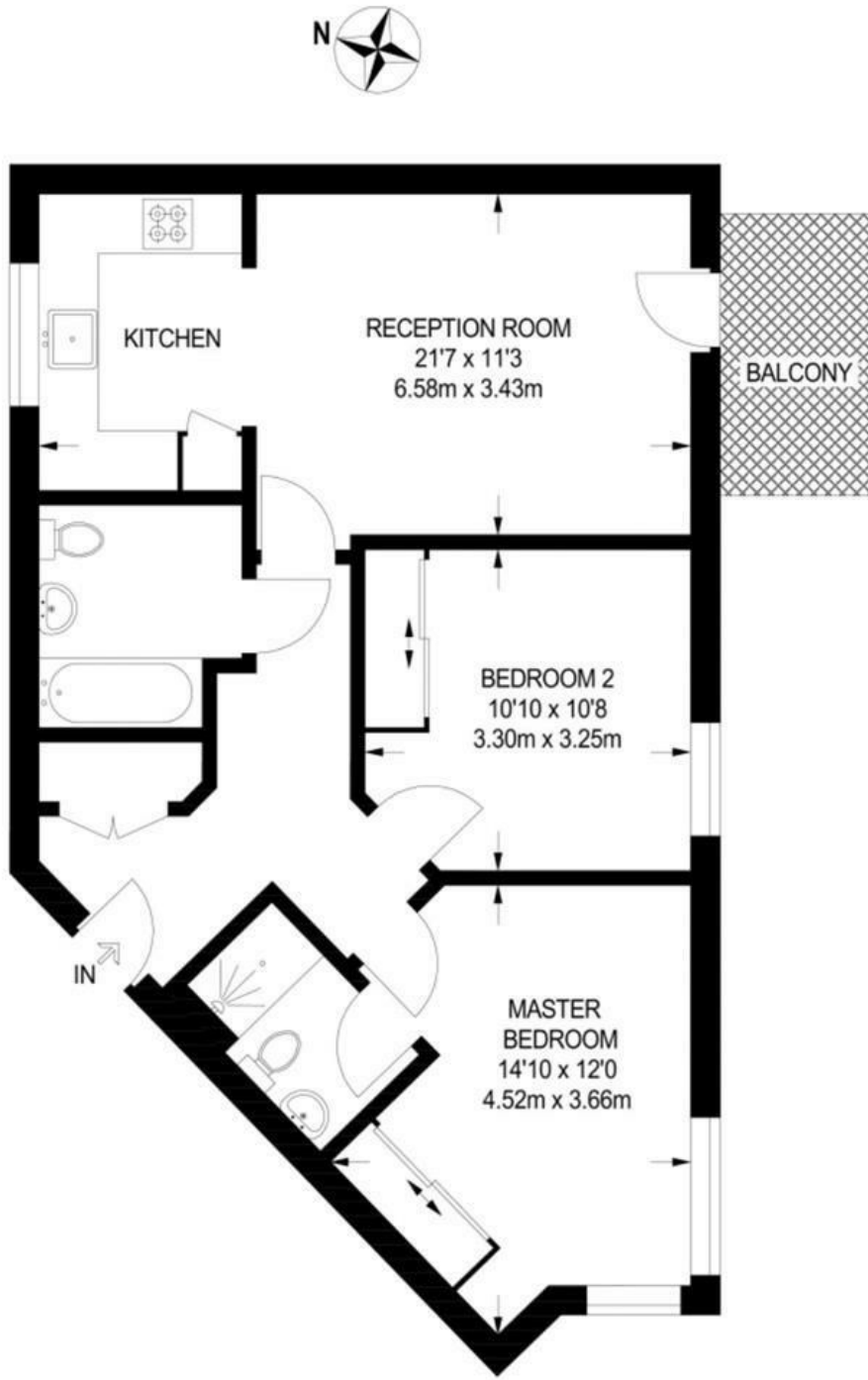
This property represents an excellent opportunity for both owner-occupiers and investors alike.



Location



Floor Plan



FIRST FLOOR
695 SQ FT / 64.6 SQ M

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		81	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	