

PARKER JAMES

ESTATES

Established since 1995



Tomlins Grove

London E3 4NX

- By Auction
- Vacant possession
- Four storey
- Conservation area
- Mile End station walking distance
- Freehold
- Mid-terrace
- Garden
- Bow Road and Bow Church station minutes away
- Pubs and restaurants nearby

Auction Guide £900,000

Tomlins Grove

London E3 4NX



For sale by auction and with vacant possession is this four storey mid-terrace freehold property which retains many original features on Tomlins Grove in Bow.

The property is currently arranged as a one bedroom flat on the lower ground floor, a studio on the raised ground floor and a two bedroom flat on the first and second floor each with their own entrance.

Tomlins Grove is a residential street in the conservation area located a short walk from Bow Road (District and Hammersmith & City lines) and Bow Church (DLR) stations, a good choice of shops on Bow Road including a Tesco Express, local pubs and restaurants whilst open space can be enjoyed in nearby Tower Hamlets Cemetery Park a restored Victorian cemetery and local nature reserve.

EPC's are available for the three separate flats on request.



[Directions](#)

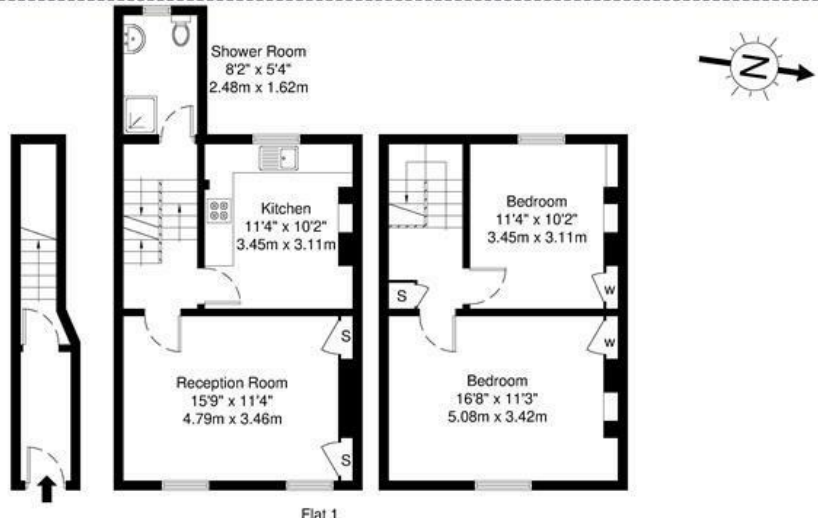


Floor Plan

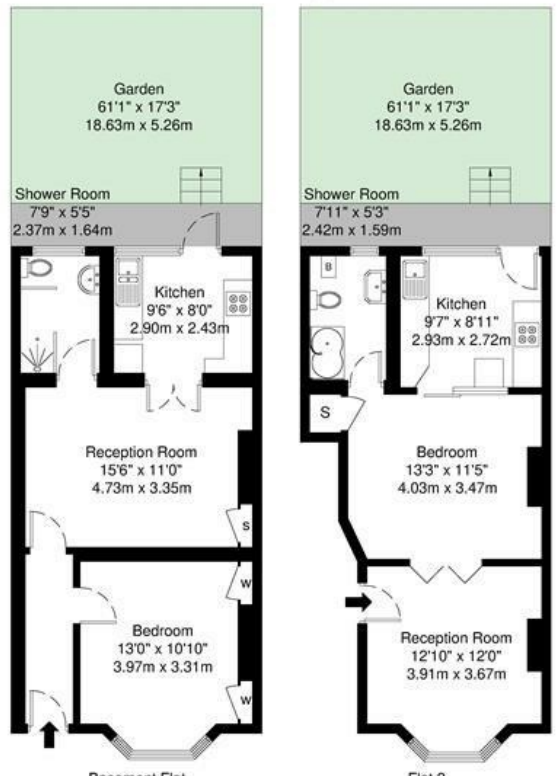


Tomlins Grove, E3

GROSS INTERNAL AREA
167.5 sq m / 1802 sq ft



Flat 1



Basement Flat

Flat 2

GROSS INTERNAL AREA (GIA)
The footprint of the property
167.5 sq m / 1802 sq ft
TOTAL STORAGE SPACE
Storage and wardrobe total area
2.2 sq m / 23 sq ft
EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
196 sq m / 2109 sq ft
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

