

Franklyn James



Frye Court, Benworth Street

Bow, London, E3 2AZ

Offers In Excess Of £350,000

Superbly positioned in this popular residential road just north of Bow Road, is this superb split-level property that has been well maintained and thoughtfully enhanced by its current owners. To the lower floor is a large separate kitchen with space for a breakfast table, and a superb size reception room. To the upper floor are two great size bedrooms, and a family bathroom. Plenty of large windows allow high levels of natural light into the property, and there is also abundant storage. The décor is light, contemporary, and neutral and so would suit a wide range of buyers tastes, whilst still leaving the possibility of a buyer adding their own identity. Fyre Court is fantastically located in the heart of E3. The diverse and extensive amenities of Bow Road, as well as Roman Road are within easy reach meaning local favourites such as Roman Road Market and Targa Green café. There are also several parks close by including the vast open spaces of Victoria Park and Queen Elizabeth Victoria Park, as well as the London Aquatics Centre, giving plenty of places for outdoor living and exercise. Bow Road, Bow Church and Mile End Stations are all within walking distance, offering frequent services to key London locations, whilst cyclists will enjoy close proximity to several cycle routes.

- Split Level Property
- Naturally Bright
- Great Condition
- Abundant Storage
- Secure Entry System
- Highly Convenient Location
- Excellent Connectivity
- Low Ground Rent

VIEWING

Please contact our Westferry Sales Office on 02070056080 if you wish to arrange a viewing appointment for this property or require further information.



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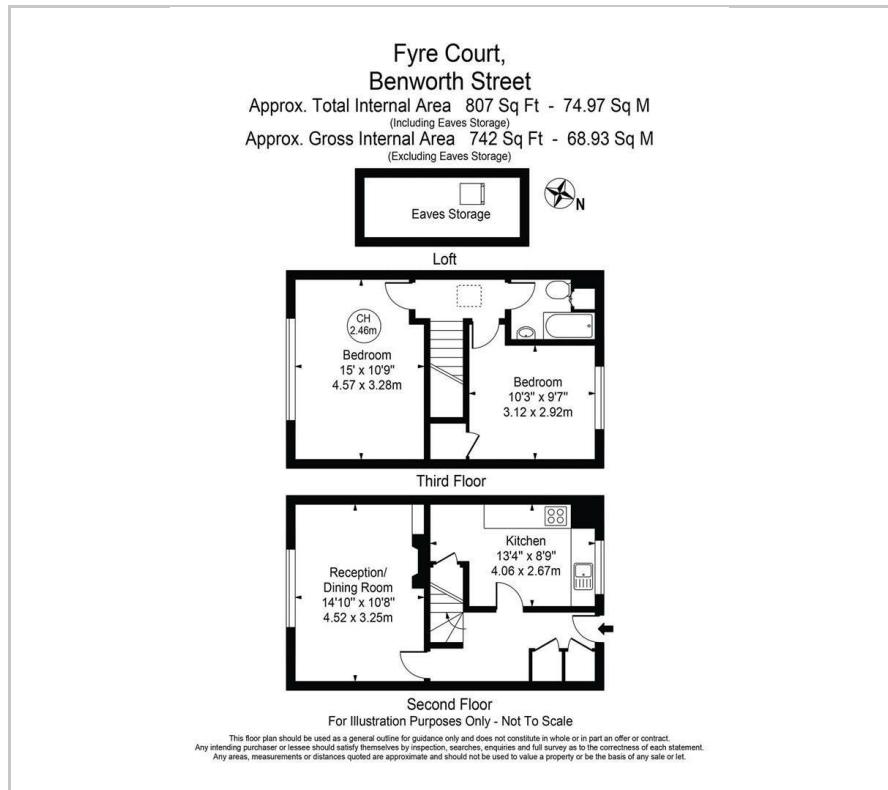


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C

Floor Plan



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|---|---|-----------|
| | | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | 75 | 75 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (38-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | EU Directive 2002/81/EC | |



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