

# Pryce House, Campbell Road, Bow, E3    £425,000 Leasehold



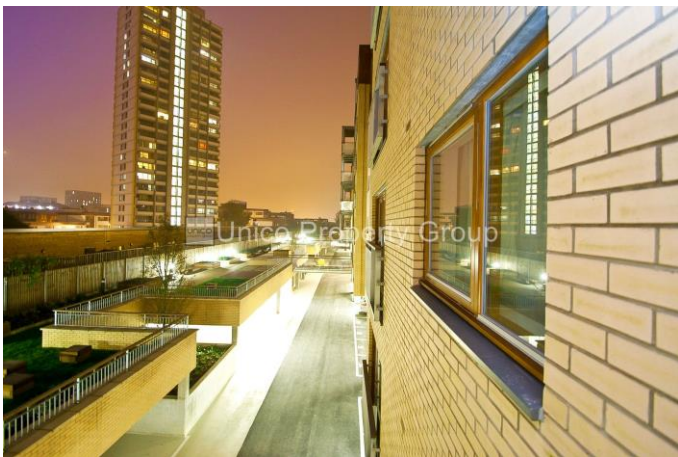
Offered chain free, this stunning two bedroom two bathroom apartment is set within this newly built development offering high-specifications finish and a superb location with allocated underground parking space.



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# Pryce House, Campbell Road, Bow, E3

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Contemporary and naturally bright, this amazing two bedroom two bathroom apartment is set within this fantastic newly built development. The property boasts stylish neutral interior, excellent living, spacious accommodation with a high-specification finish, fully integrated contemporary and smart kitchen, en-suite to the master bedroom, luxury bathroom, wooden floors, video entry-phone, passenger lift, private balcony/terrace and secured parking space. Offered chain free!

The property is close to the fashionable Olympic Village and Westfield Shopping Centre, and it's moments from local amenities of Bow offering a comprehensive range of shops, restaurants and bars, while the open spaces of Victoria Park and Mile End Park are also close by.

Local transport links are available nearby from Bow Church DLR, Bow Road Station and Mile End Station, providing an excellent service in and out of the City (Central, District, Hammersmith and City and DLR); these include reliable bus routes into the City and the West End while the motorists benefit from easy access to the A12.

Reception Room / Kitchen

20'10" X 13'5"

Bedroom

11'2" X 9'6"

Bedroom

9'2" X 6'8"

Tenure: Leasehold

Remaining Lease 243 years

Service charge £2154 per year approx

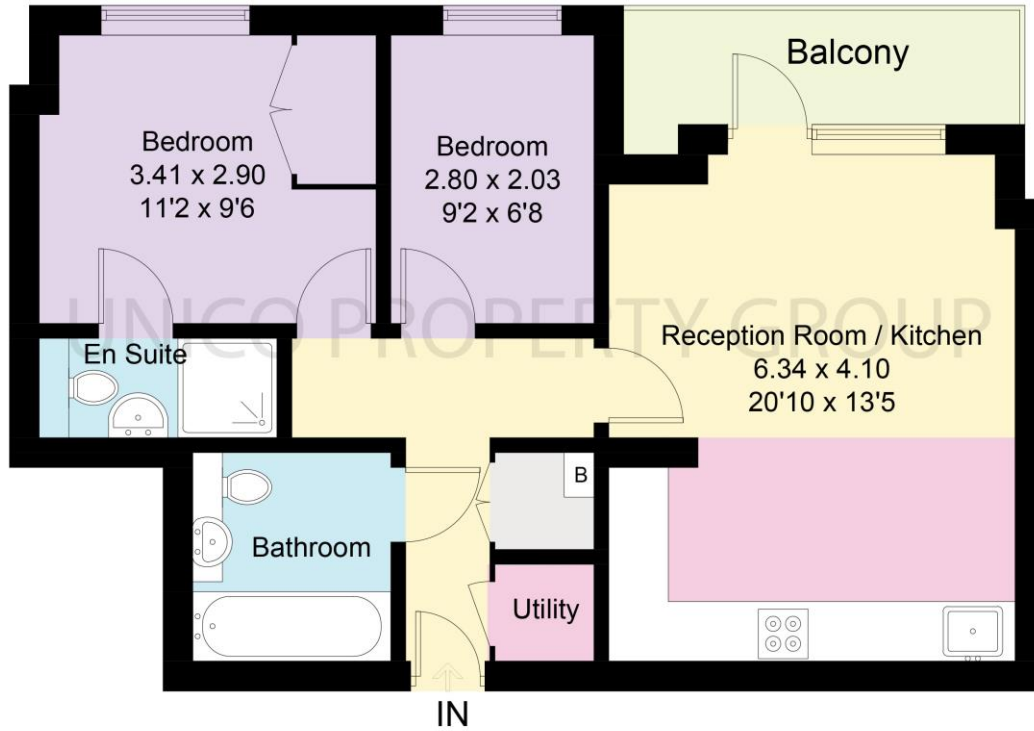
Ground Rent £350.00 per year

Council tax: £1,280.37 per year (Band D)

Local authority: Tower Hamlets Council

# Pryce House

Approximate Gross Internal Area = 53 sq m / 570 sq ft



## Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID481140)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</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 &amp; Wales</b>		84	84
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		89	89
	EU Directive 2002/91/EC		