0247 401 2020 | enquiries@globalhouseestates.com

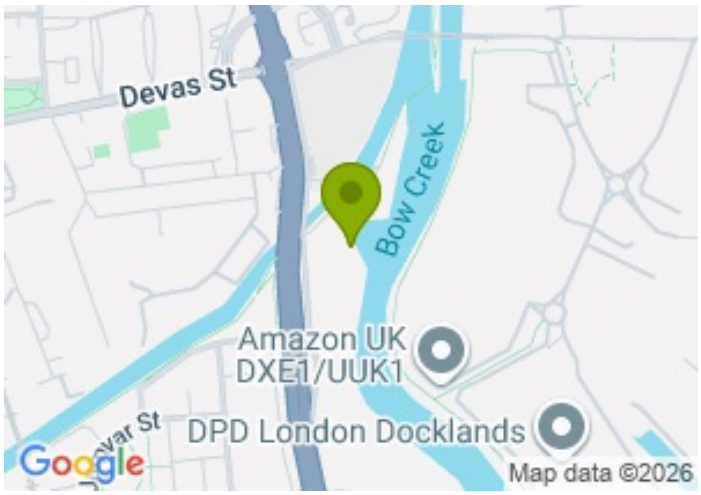
# SKYLINE APARTMENTS, BROMLEY BY BOW, LONDON

£450,000.00

2 | 2 | 1




- Two double bedroom, two bathroom
- Private terrace - Stunning views
- Fantastic location
- Concierge, podium garden and residents cinema room
- 18th floor apartment
- High yield opportunity for investors or suitable for owner occupiers



# Propety Description

Guide price: £460,000-£470,000

An exceptional residence, recently constructed in 2022 by Mount Anvil developers, this 18th-floor apartment in the Three Waters development in Bow Creek boasts two double bedrooms and two bathrooms. The apartment presents breathtaking views of Canary Wharf on one side and Stratford on the other, with a picturesque outlook over the River Lea and Bow Creek. The interior is of high quality, featuring an integrated, open-plan kitchen and reception room, two spacious double bedrooms, including an en suite for the principal bedroom, and an additional luxurious bathroom. A generously sized terrace is also available for residents to enjoy the panoramic views.

The development comes with a range of amenities, including a 24-hour concierge, cinema room, residents room, and a residents garden situated on the podium level. Three Waters enjoys a strategic location near the river, with close proximity to Stratford, offering a blend of rich history and a vibrant array of boutique shops and restaurants. Residents also benefit from easy access to central London, with the Tube and DLR within walking distance, allowing for a swift commute to the City and Canary Wharf in as little as 12 minutes. This property can be bought with a tenancy in place, offering a healthy yield but is also suitable for buyers looking for self occupancy.

Service charge: circa £ 4,124 per annum
Ground rent: £300 per annum
Length of Lease: approximately 994 Years
Tenancy in place (call us for more details)

All data and information set forth on this website regarding real property, for sale, purchase, rental and/or financing, are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square footages are approximate and may be verified by consulting a professional architect or engineer.

# Viewing

Please contact our Global House Estates Ltd Office on 0207 401 2020 if you wish to arrange a viewing appointment for this property or require further information.

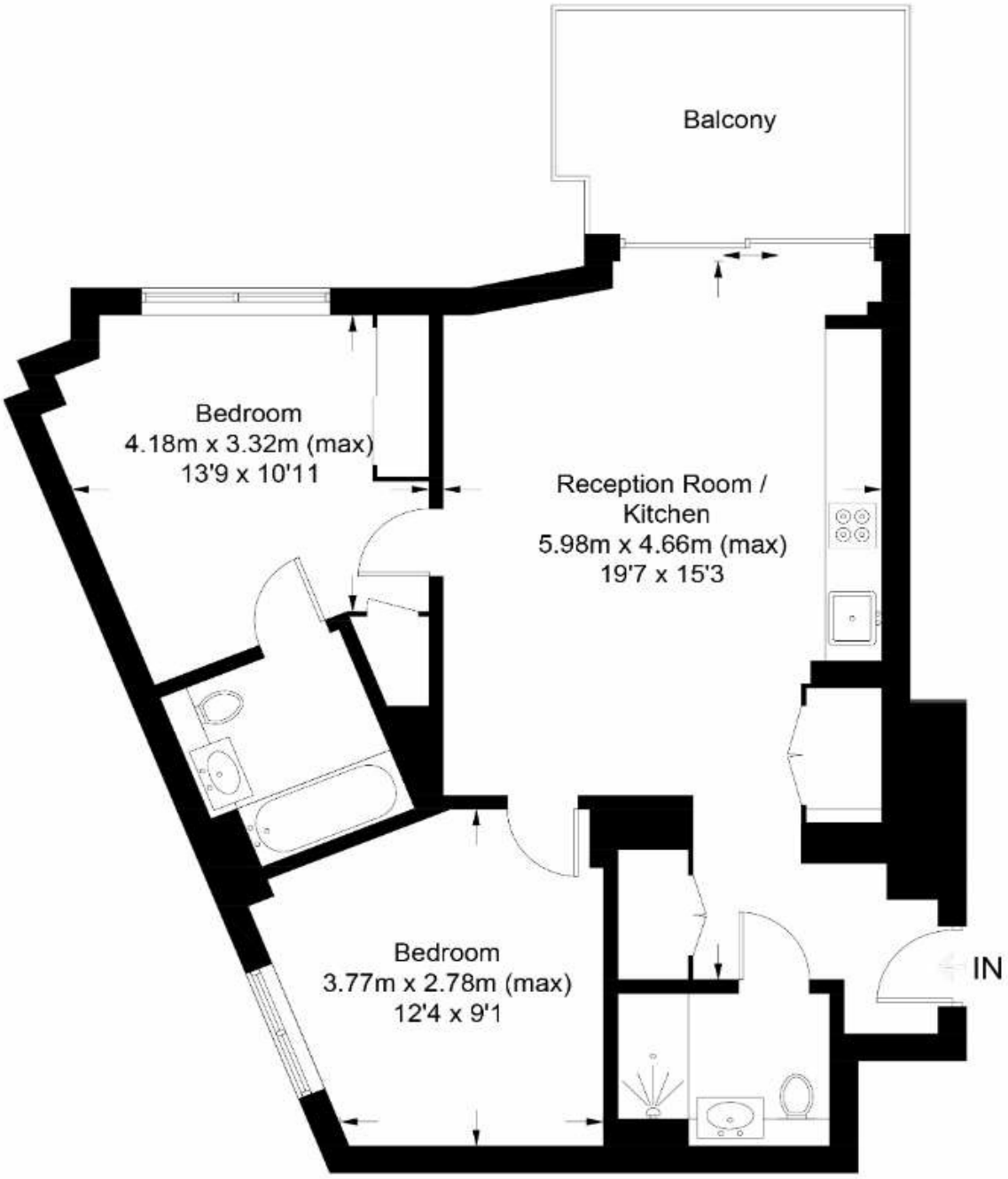
# Disclaimer

This website provides information about buying, selling, renting UK property. The information is from reliable sources, but we can't guarantee that it's always accurate. There may be mistakes or changes in the information, such as price, availability, leases, or financing. The square footage is also an estimate and should be confirmed by a professional architect or engineer.

# Floor plan

## Skyline Apartments, E14

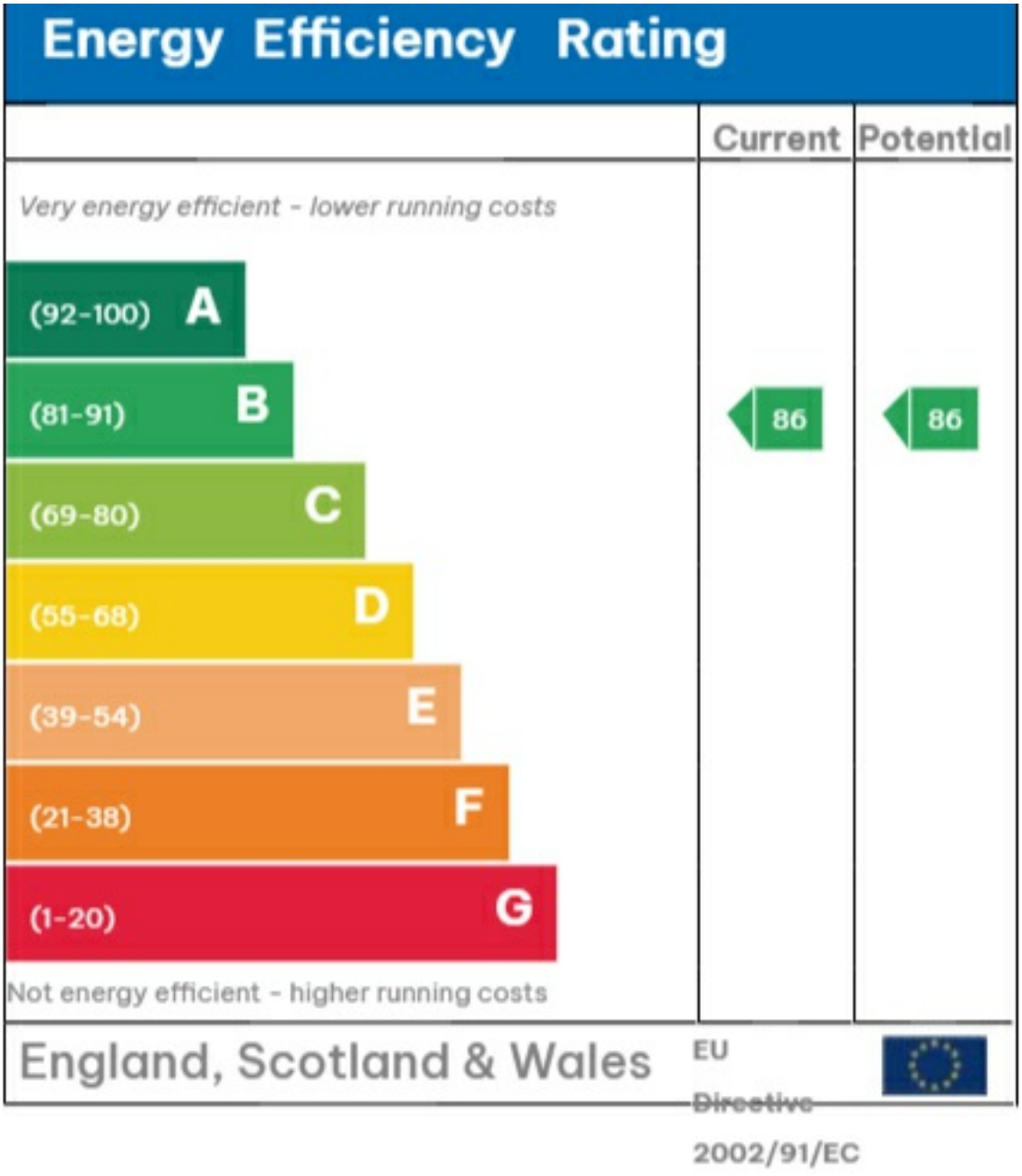
**Approximate Gross Internal Area = 72.8 sq m / 784 sq ft**



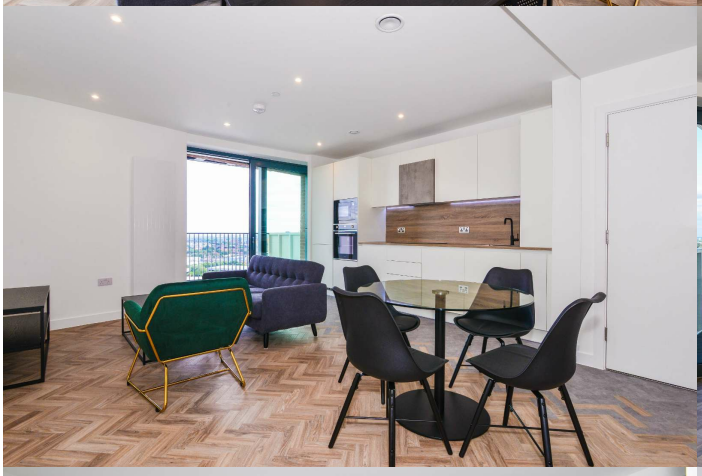

## Eighteenth Floor

This floor plan is for representation purposes only and is not drawn to scale.
**The Gross Internal Area includes outbuildings shown on the plan.**
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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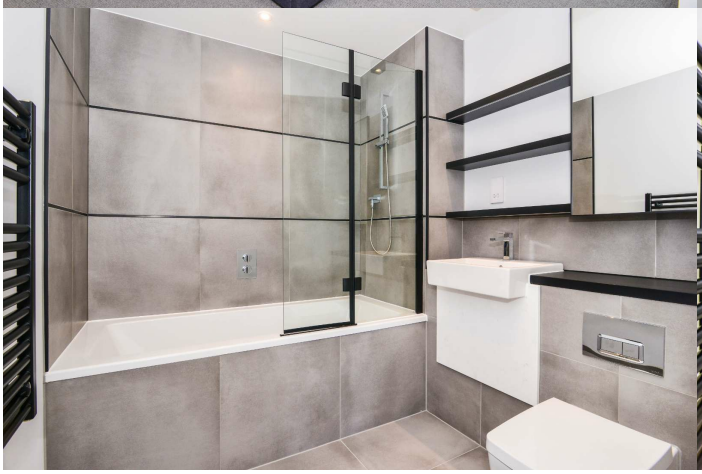
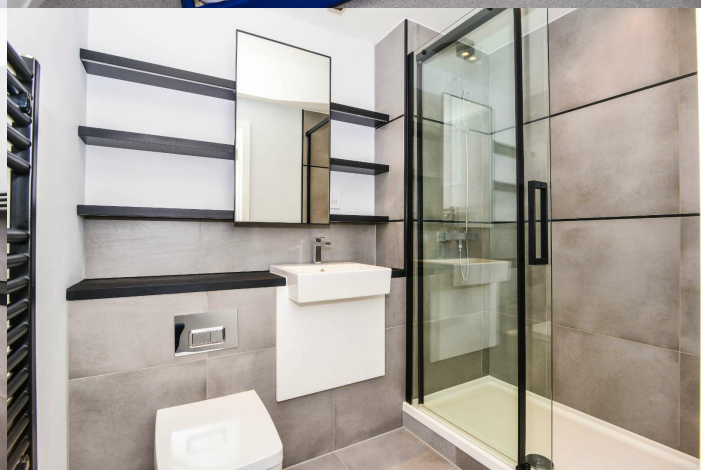
# EPC

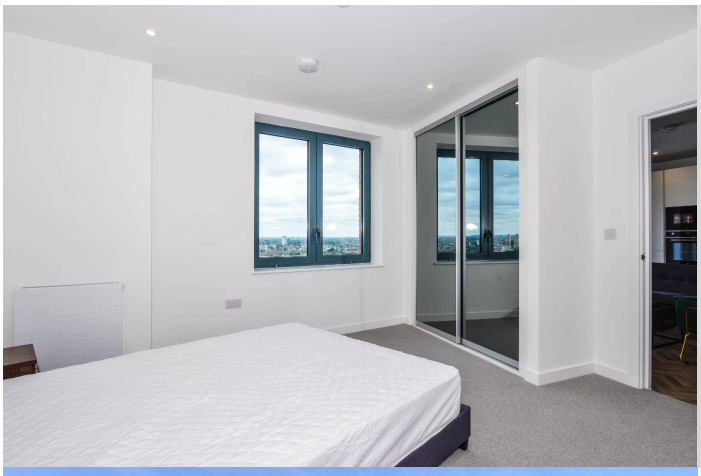

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
86
86
England, Scotland & Wales
EU Directive 2002/91/EC















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