

Hammonds



15 Clematis Apartments Merchant Street, London, E3 4PQ

£1,750

- Modern minimalist design
- Fitted kitchen included
- New build from 2008
- Viewing recommended
- Spacious private balcony
- Close to Bow Road station
- 512 sq ft flat
- Open-plan living area
- Near Mile End station
- 1 bed, 1 bath flat

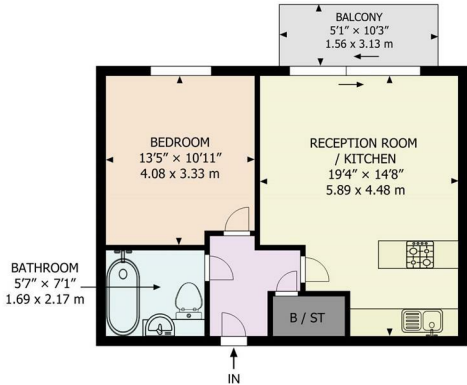
57 Bow Rd, London, E3 2AD
02089802226

Lettings@hamondsestates.co.uk
www.hammonds-estates.co.uk

Approximate Gross Internal Area = 512 sq ft / 47.53 sq m
Outbuilding Area (53 sq ft / 4.88 sq m approx.)

Excluding outbuilding, garage, and conservatory
Including reduced headroom

 = Reduced headroom below 1.5m / 5'0"



CLEMATIS APARTMENTS, MERCHANT STREET, LONDON, E3

The plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, wall thicknesses, shapes, compass bearing, and distances are approximate and should not be relied upon for valuation purposes or as the basis of any sale or letting. No guarantee is provided regarding the total area. All measurements are taken at the widest points, internally, with the first measurement referring to the vertical dimension. May not be to scale. Powered by airvideography.com

Directions

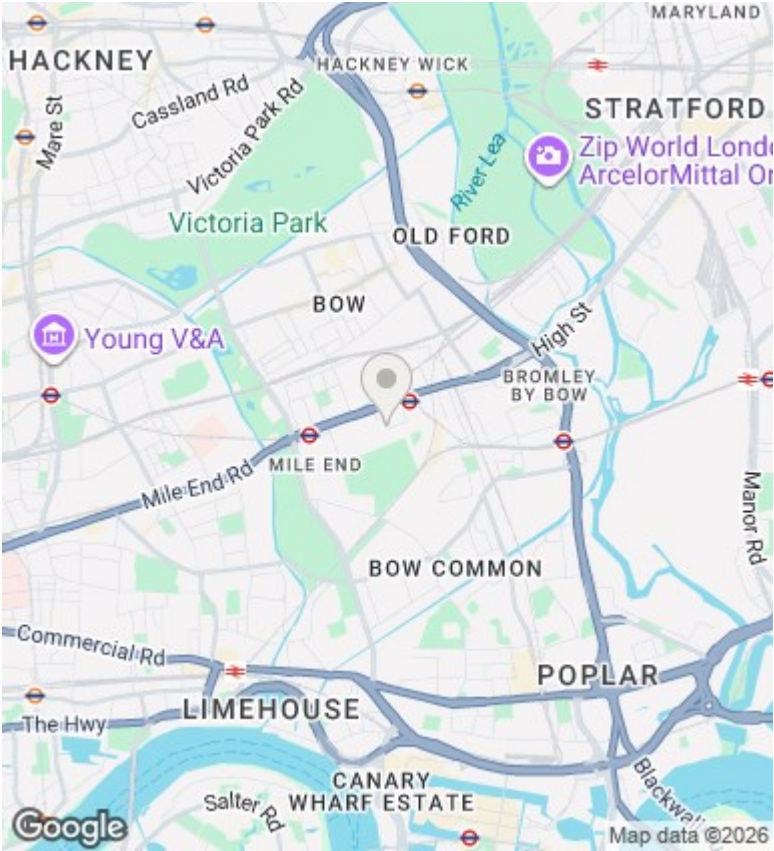
Viewings

Viewings by arrangement only. Call 02089802226 to make an appointment.

Council Tax Band

C

EPC Rating:



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		
England & Wales	EU Directive 2002/91/EC	