



KITSON HOUSE, BOW, E3

£397,000 Leasehold

One Bedroom Apartment | 12th Floor | Immaculately Presented | Panoramic City & Canary Wharf Views | Floor To Ceiling Windows | Open Plan Kitchen/Reception Room | Private South-West Facing Balcony | Built-In Wardrobe | Modern Family Bathroom | Contemporary Development | Residents Lounge & Workspace

- City & Canary Wharf views
- One bedroom
- South-West facing balcony
- Open plan kitchen/reception room
- Residents lounge and workspace
- 12th floor position
- Floor to ceiling windows

Positioned on the 12th floor of Kitson House is this impeccable one bedroom apartment that enjoys panoramic views of the City and Canary Wharf skyline.

This beautifully presented apartment boasts floor to ceiling windows and comprises of a modern open plan kitchen and reception room with access to the south-west facing private balcony, a double bedroom with a built-in wardrobe along with a spacious family bathroom and hallway storage.

Kitson House is a contemporary development which includes a residents only lounge and workspace as well as secure bike storage. It is located moments from Devons Road DLR station with cafes and amenities nearby and is within a 10 minute walk to Bromley by Bow Tube station.

Council Tax Band: C

Tenure: Leasehold (245 years)

Ground Rent: £350 per year

Service Charge: £1,900 per year

The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.

Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but must verify accuracy themselves by their own inspection, searches, enquiries, surveys or otherwise as to the accuracy and completeness.

Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

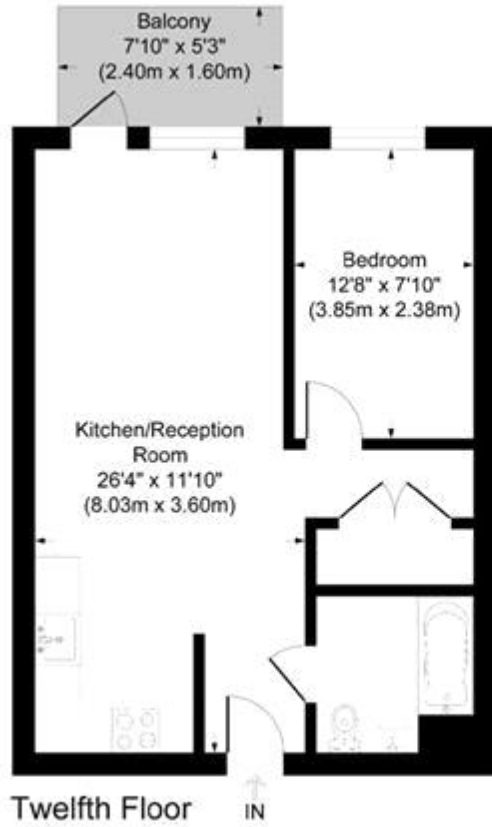
The tenure/lease, service charge and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.

Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.



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Kitson House Corsican Square

Approximate Gross Internal Area
Twelfth Floor = 46.8 sq m / 504 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.