Guglielmo Marconi Mews, London, E3

BUTLER & STAG

Guide Price - £425,000 to £450,000

Welcome to Nariad House, an inviting residence nestled in the heart of Bow. Boasting a thoughtfully designed two-bedroom, two-bathroom layout, offering ample space and comfort for contemporary living.

Leasehold

- Third Floor Modern Apartment
- Two Balconies
- Secure Underground Parking
- Historic Roman Road Market Close By
- Two Bathrooms
- Communal Roof Terrace With London Skyline Views
- Walking Distance To Victoria Park
- Mile End / Bow Road Tube Stations Within Walking Distance

Finished to a great contemporary standard throughout, the property boasts an open plan living area, including a stylish, fully fitted designer kitchen with integrated appliances. This modern apartment features two private balconies, creating a fantastic outdoor extension to the main living area. The main bedroom features a healthy double size and en-suite. There is a second double bedroom and a stylish tiled bathroom completes the property.

Essence E3 builds on the area's legacy, this bold vision of a residential complex holds the creation of a sustainable and supportive environment. You'll have everything you need to live, work and play with a gymnasium holding state-of the-art-equipment (positioned below the building), well-tendered communal spaces, ample bicycle storage, secure underground parking, a supermarket, independent cafes, restaurants and bars of which are situated within striking distance held on the Historic Roman Road Market.

The award winning Victoria Park one of east London's most spacious alfresco-eating spots, with two lakes, a boating pond, playgrounds, and a scattering of other Instagram-worthy delights are all but a moment's walk away.

Retail therapy's covered when dusk falls in nearby Stratford, grab a cocktail at the Print House or head to funky urban hangout Roof East. The area is also full of entertainment options. You can take in a show at the Theatre Royal Stratford East, catch the latest blockbuster at the local cinema or simply spend a day window shopping in Westfield. The options are endless.

Transport links include Mile End station (Central, District and Hammersmith & City), Bow Road (District and Hammersmith & City) and Bow Church DLR. Both the open green spaces of Victoria Park and the Olympic Village are within walking distance.

WHEELER & SONS
PSYCHO KILLER

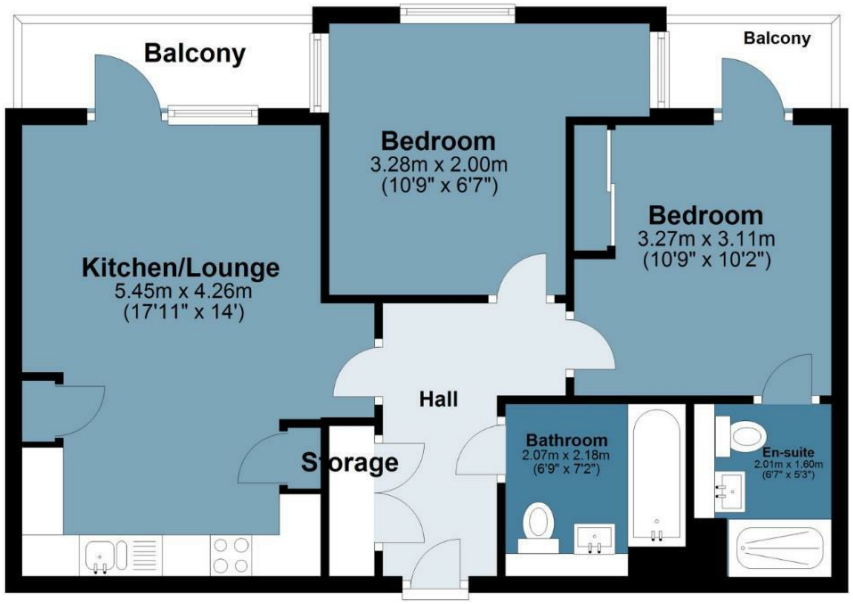
ARSENAL

Nariad House

Approx. Gross Internal Area 57.8 sq. metres (621.7 sq. feet)

Third Floor

Approx. 57.8 sq. metres (621.7 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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