



Pancras Way, Bow, E3

BUTLER  STAG



Guide Price - £560,000 to £580,000

Spanning over 1100 Sq/ft (103 m2) of internal living space is this extraordinary, upscale two-bedroom, two-bathroom apartment. Situated on the 6th floor and being a corner position, this dual aspect apartment enjoys unparalleled far-reaching views towards Canary Wharf and the ever-changing London city skyline.



Leasehold

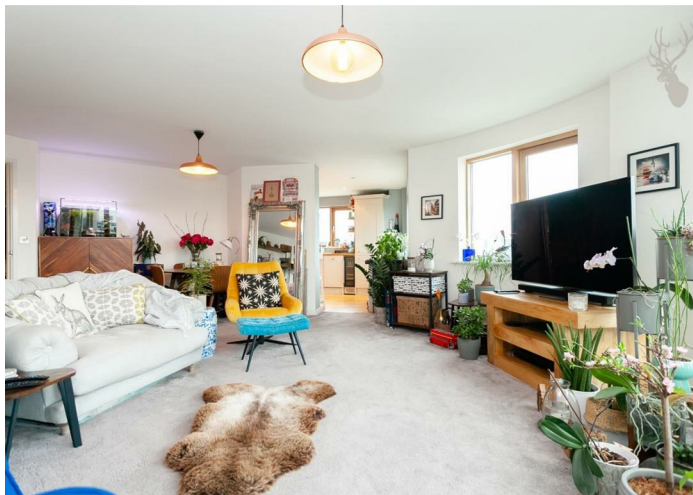
- 1000 Sq/Ft Internal Living Space
- Secure Underground Parking Space
- Two Bathrooms
- Luxury Kitchen
- On Site Concierge
- Spectacular Views In Every Direction
- Curved Inset Terrace
- Dual Aspect Apartment

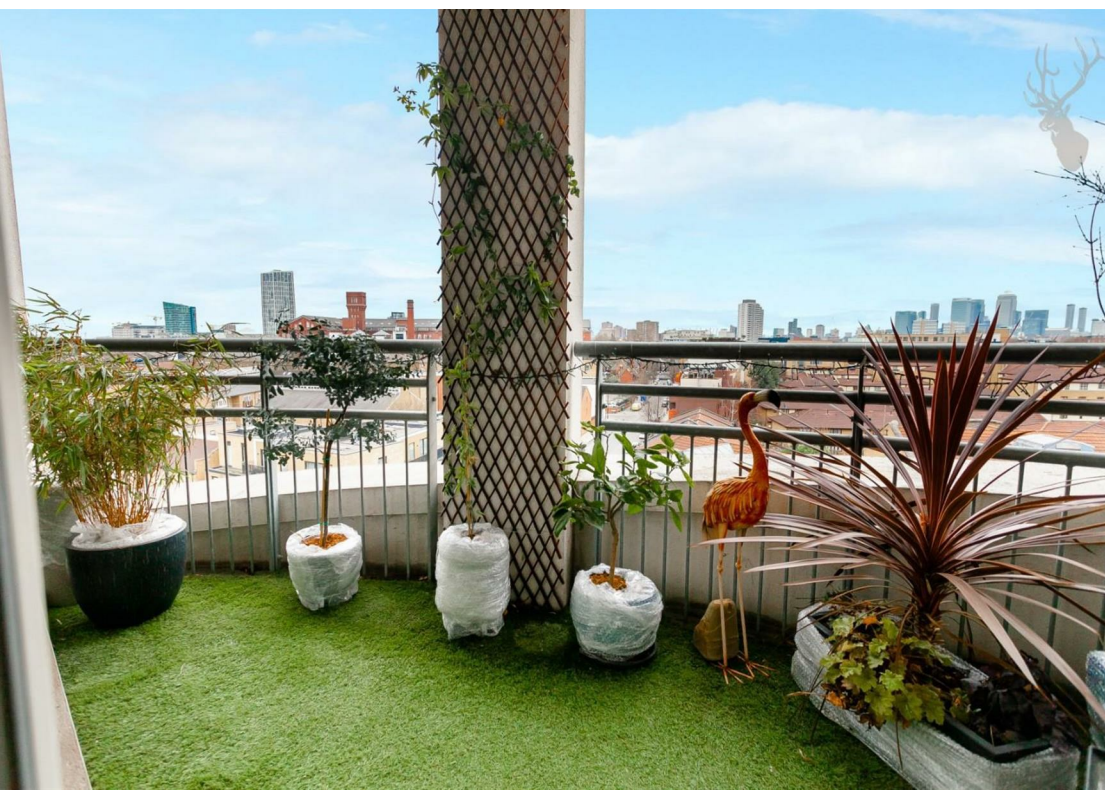
The apartment boasts floor to ceiling height windows allowing a wealth of natural light into the apartment and the south-west facing, curved terrace allows you to fully appreciate the sense of serene living.

Comprised of a lavishly sized reception room that provides the perfect setting for dining/entertaining friends while having a picture-perfect view of the London skyline. Offset to the living room is the kitchen area with its luxury integrated appliances, solid wood work surfaces and exposed brick-work features provides a characterful addition to this residence. The main bedroom features a dressing area with fitted wardrobes and the added benefit of an en-suite, a second double bedroom, a stylish tiled bathroom and welcoming entrance hall completes the property.

In addition the property also benefits from a secure underground allocated parking space, concierge, intercom entry system, communal spaces and ample secure bicycle storage.

Heart of Bow development provides modern amenities, urban Location, and convenience. 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 is just a short walk away. Excellent transport links are nearby, including several bus routes into the City, whilst Hackney Wick (Overground), Bow Church (DLR), Bow Road (District and Hammersmith & City) Mile End (Central) are all close by.





Augustine Bell Tower, Pancras Way, E3

Sixth Floor

Approx. 103.21 Sq. meters (1111Sq. feet)



Total area: approx. 112.17 Sq. meters (1207 Sq. feet) (Including Balcony)

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For illustration purposes only - not to scale

www.lpaplus.com



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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