



Pancras Way, London, E3

BUTLER & STAG



**Welcome to this large, immaculately presented two-bedroom, two-bathroom, third-floor apartment located in the vibrant neighborhood of Bow. This stunning residence offers a generous living space, designed to provide both comfort and style.**



## Leasehold

- Two Double Bedrooms/Two Bathrooms
- Spanning Over 850 sq.ft
- EWS1 Compliant
- Chain Free
- On-Site Concierge/Secure Underground Parking
- Long Lease

Guide Price £450,000 - £475,000

This lavish, beautifully presented apartment boasts a spacious open-plan living and dining area, perfect for entertaining guests or enjoying a quiet evening at home.

The contemporary kitchen is fully equipped with high-end appliances and ample storage, making meal preparation a delight.

Both bedrooms are well-proportioned, with large windows allowing for plenty of natural light. The master bedroom includes an en-suite bathroom for added convenience.

The apartment features two modern bathrooms, each designed with quality fixtures and fittings, ensuring a luxurious experience.

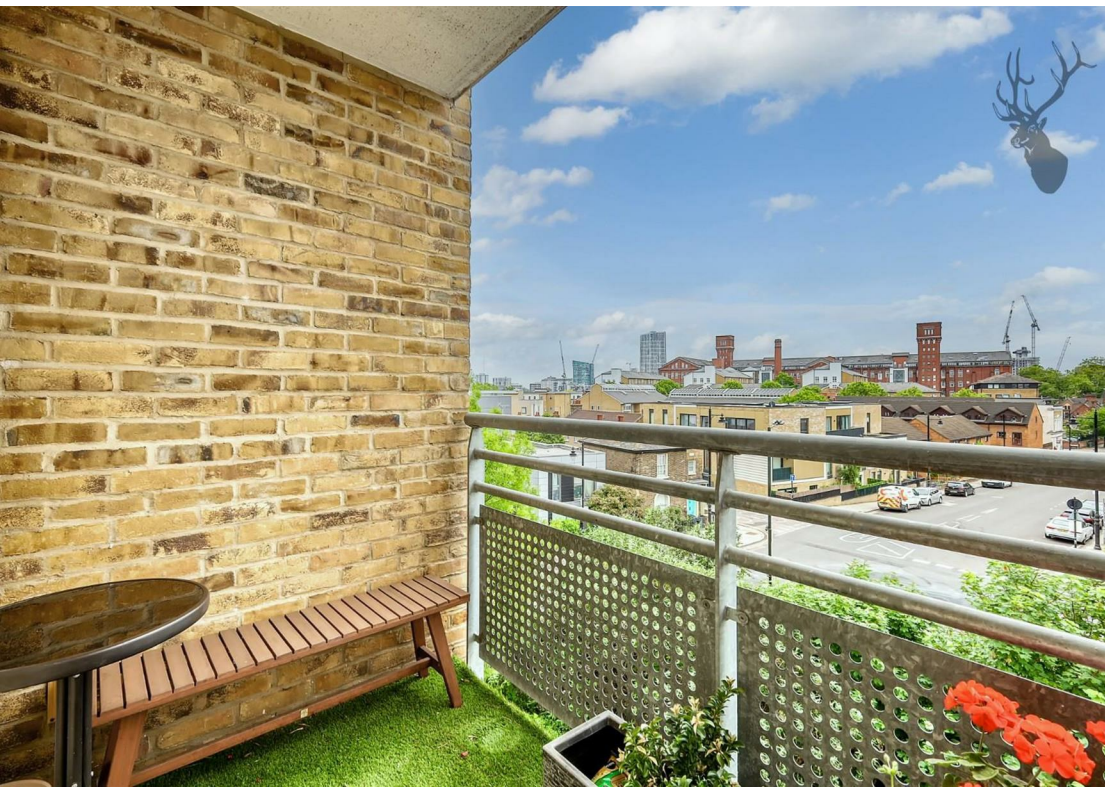
Enjoy the outdoors from your private south-facing balcony, ideal for soaking up the sun or enjoying your morning coffee.

In addition, the property also benefits from a secure underground allocated parking space, concierge, intercom entry system, lift to all floors and communal spaces, a rare find in this area.

Situated in Bow, this apartment offers easy access to local amenities, parks, and excellent transport links, ensuring you're well-connected to the rest of the city.

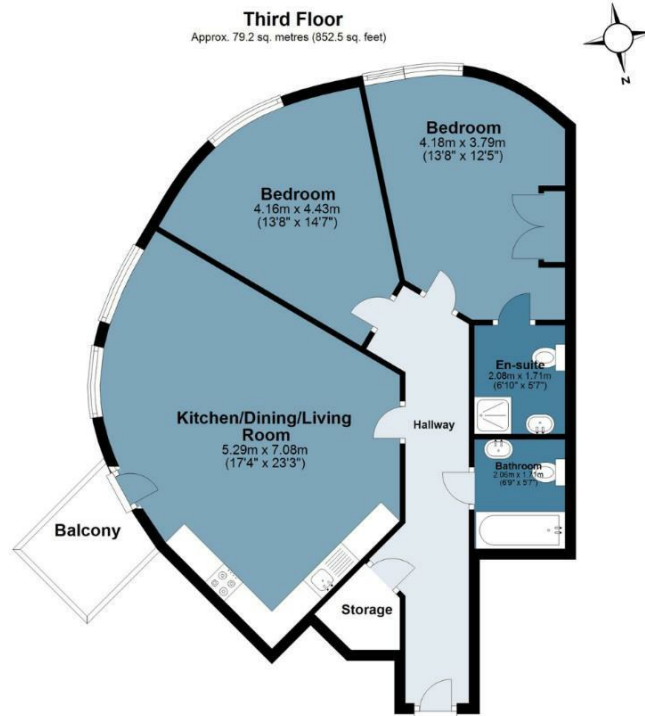
The award winning Victoria Park one of east London's most spacious alfresco-eating spots, with two lakes, a boating pond, playgrounds, and a scattering of other Instagram-worthy delights is just a short walk away. Excellent transport links are





# Augustine Bell Tower

Approx. Gross Internal Area 79.2 sq. metres (852.5 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.