Pancras Way, London, E3

BUTLER & STAG

# Price Guide £400,000 - £450,000
# Spanning 765 Sq/Ft of internal living space is this extraordinary, upscale two-bedroom, two-bathroom apartment.

## Leasehold

- First Floor Apartment / 983 Year Lease
- 765 Sq/Ft Internal Living Space
- Concierge / Secure Underground Parking / Bicycle Storage / Lift Access To all Floors
- EWS1 Compliant
- Two Bathrooms
- Balcony / Two Bedrooms

This lavishly sized two-bedroom apartment which is located on the first floor of Bow Bell Tower features a flowing open plan living area, including a stylish, fully fitted kitchen with integrated appliances that provides the perfect setting for dining/entertaining friends. The apartment boasts a large private curved balcony, creating a fantastic outdoor extension to the main living area. Completing the property are two generous double-bedrooms (one with en-suite), separate bathroom, and ample storage space throughout.

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.

*LEASE LENGTH - 980 years
*SERVICE CHARGE -£3,106 PA
*GROUND RENT - £250 PA
* GROUND RENT REVIEW - 10 years
*COUNCIL TAX - BAND D

Carex

# Bow Bell Tower, Pancras Way, E3

Approx. Gross Internal Area 71 Sq M ( 765 Sq Ft )

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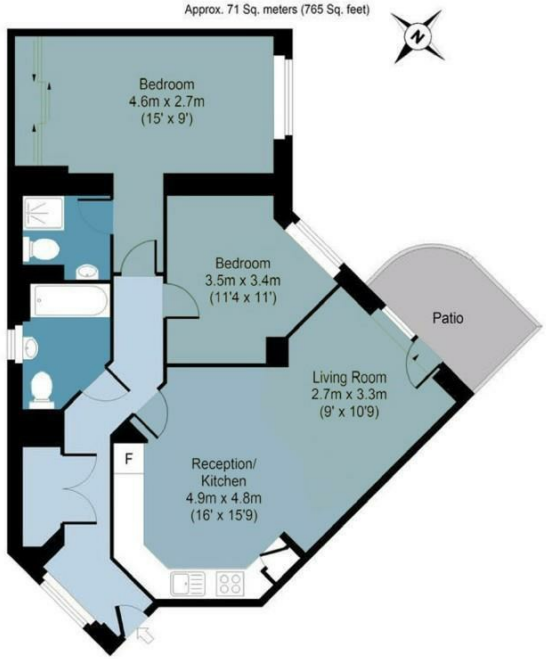
## First Floor

Approx. 71 Sq. meters (765 Sq. feet)




Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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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