



St. Pauls Way, London, E3

BUTLER  STAG



Guide Price £425,000 - £450,000
Welcome to this modern 842 Sq/Ft, 2-bedroom apartment with expansive private roof terrace located in the vibrant neighbourhood of St. Paul's Way, Bow. Perfectly designed for contemporary living, this unique home offers a blend of comfort, space, and outdoor luxury making it a rare find in the heart of Bow.



Leasehold

- Expansive Private Roof Terrace
- Two Bedrooms
- Lift Access To All Levels
- Mile End Park A Moments Walk Away
- 842 Sq/Ft Internal Living Space
- EWS1 Compliant
- Bicycle Storage
- Chain Free

The true highlight of this apartment is the expansive private roof terrace, offering views of the surrounding urban landscape. This outdoor space is perfect for summer barbecues or simply relaxing.

The lavishly sized reception room is bathed in natural light with ample room for your furnishings and décor.

The fully-equipped kitchen features high-spec appliances, plenty of storage, and a smart layout, making it perfect for both daily meals and dinner parties.

Both bedrooms are generously sized, with large windows that allow for plenty of natural light.

The bathroom is designed with clean lines and quality fixtures.

Situated on St. Paul's Way in Bow, this apartment is ideally located with easy access to local shops, cafes, and parks. Excellent transport links are nearby, including Bow Road Underground and DLR stations, providing quick connections to the City and beyond.

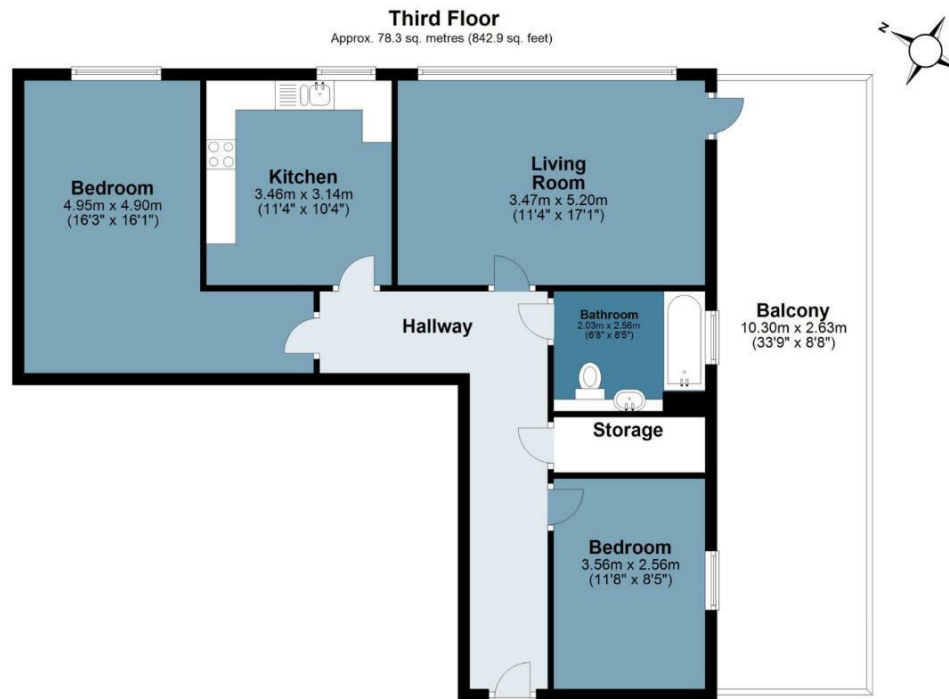




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Approx. Gross Internal Area 78.3 sq. metres (842.9 sq. feet)



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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