Pancras Way, London, E3

BUTLER & STAG

Price Guide £425,000 - £450,000

Spanning 782 Sq/Ft of internal living space is this extraordinary, upscale two-bedroom, two-bathroom apartment.

Leasehold

- 782 Sq/Ft Internal Living Space
- Secure Underground Parking Space
- Concierge
- Historical Roman Road Market Close By
- Bow Road Tube Station
- Two Bathrooms
- 980 Year Lease Length
- First Floor Apartment
- EWS1 Compliant
- Two Bedrooms

This lavishly sized two-bedroom apartment is located on the first floor of Fabian Bell Tower, featuring 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.

Always Kiss Me Goodnight

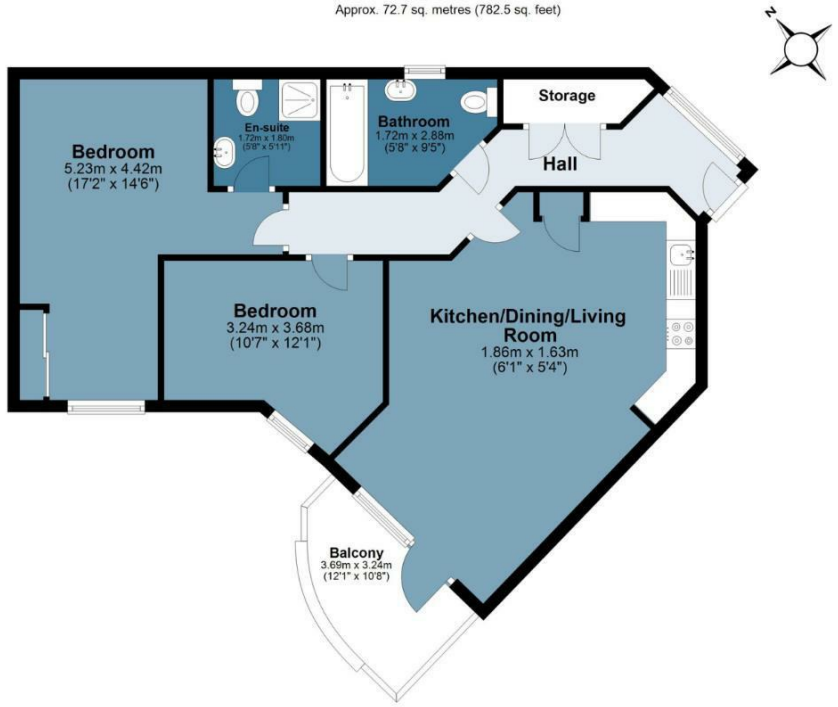
Love

Fabian Bell Tower

Approx. Gross Internal Area 72.7 sq. metres (782.5 sq. feet)

First Floor

Approx. 72.7 sq. metres (782.5 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.

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