



Pancras Way, London, E3

BUTLER  STAG





**Price guide £400,000 - £425,000**  
**Welcome to this beautiful 2-bedroom, 2-bathroom apartment situated in the vibrant heart of Bow Development. Nestled within a prime location, this contemporary residence offers not just modern living but also the convenience of an allocated car parking space—a rare gem in bustling urban settings.**



## Leasehold

- Two Bedrooms
- Allocated Parking Space
- On-Site Concierge
- EWS1 Compliant
- Two Bathrooms
- 979 Year Lease Length
- First Floor Apartment
- Chain Free

Upon entering, you're greeted by a spacious and open-plan layout that maximizes natural light and functionality. The living space features 'engineered wood flooring', neutral tones, and large windows.

The kitchen has ample storage and stylish countertops. It seamlessly connects to the dining area, creating an ideal space for entertaining guests.

The two generously sized bedrooms offer tranquil retreats, each designed with comfort in mind. The principal bedroom boasts an ensuite bathroom, providing privacy and convenience. Both bathrooms are elegantly appointed, showcasing modern fixtures, quality finishes.

What sets this property apart is its allocated car parking space—a coveted amenity in the heart of Bow.

Residents enjoy easy access to a plethora of local amenities, including trendy cafes, restaurants, shops, and green spaces, all within walking distance. Excellent transport links put the entirety of London within reach, making commuting a breeze.



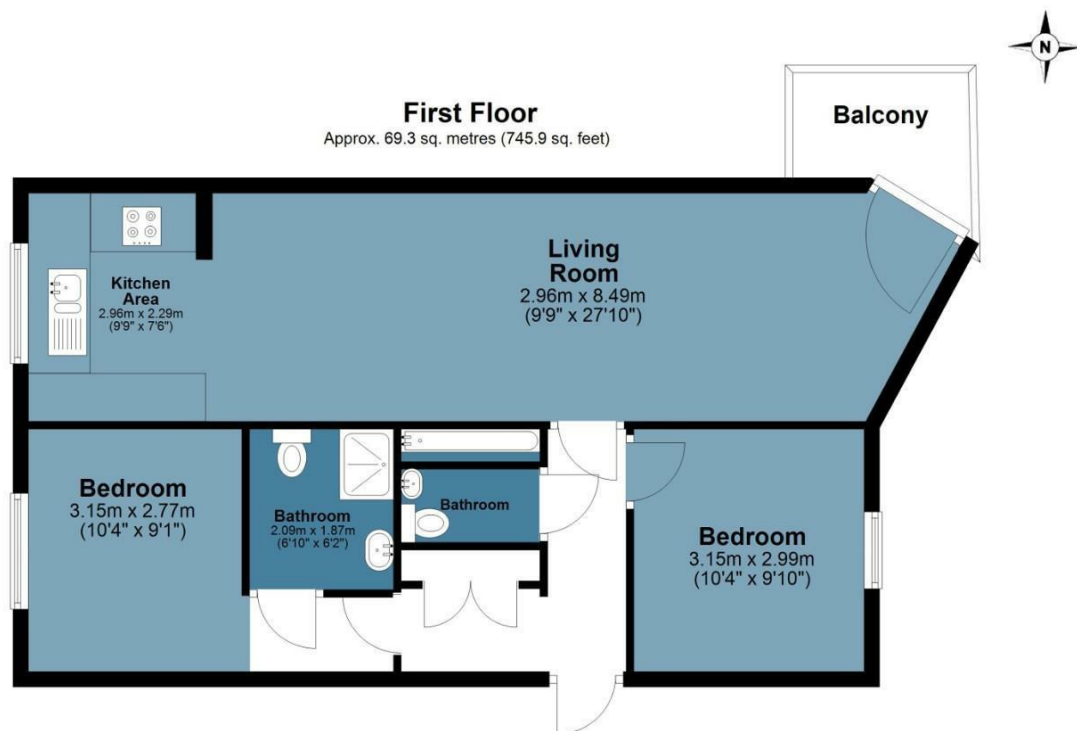




## Katherine Bell Tower

Approx. Gross Internal Area 69.3 Sq M ( 745.9 Sq Ft )

BUTLER & STAG



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.  
© @modephotouk www.modephoto.co.uk

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.

BUTLER & STAG

☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ bow@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)