



Pancras Way, London, E3

BUTLER  STAG





**Guide Price £350,000 - £375,000**  
**Situated on the sixth floor of this striking modern development is this one-bedroom apartment. Enjoying an expansive private balcony the property allows you to enjoy far-reaching views of the ever-changing London skyline.**



## Leasehold

- Sixth Floor Apartment - Stunning Viewings Of The London Skyline
- Underground Parking Space
- On-Site Bike Store
- One Bedroom
- Private Balcony
- 981 Year Lease Length
- Dual Aspect Light Filled Apartment
- Concierge

Finished to a great contemporary standard throughout, the property boasts a lavishly sized open plan kitchen/reception room that provides the perfect setting for dining/entertaining friends while having a picture-perfect view of the London skyline. Completing the property is a generous double-bedroom, modern bathroom, and ample storage space throughout.

In addition the property also benefits from a secure allocated parking space, concierge, intercom entry system, 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.



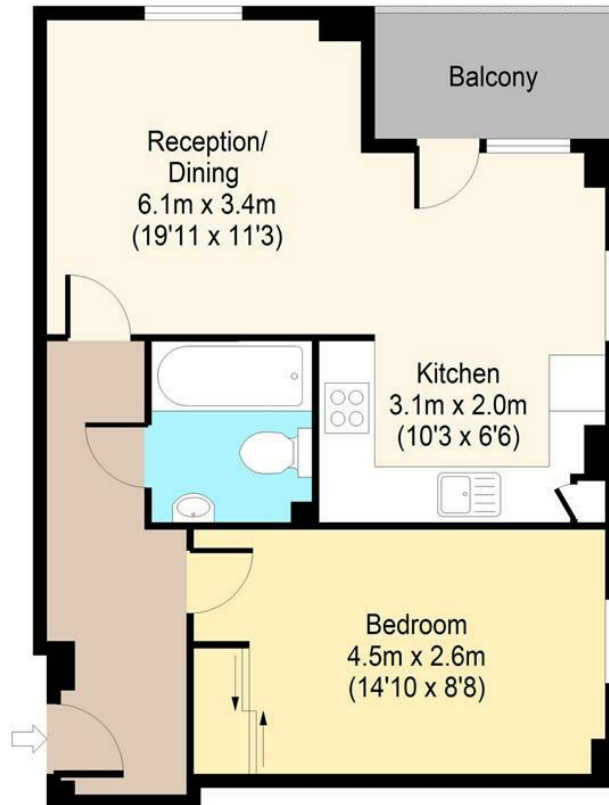




# Augustine Bell Tower, E3

## Sixth Floor

Approx. 46 Sq. meters (495 Sq. feet)



Total area: approx. 46 Sq. meters (495 Sq. feet)  
For illustration purposes only - not to scale

[www.londonpropertyassessments.co.uk](http://www.londonpropertyassessments.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

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