Truman Walk, London, E3

BUTLER & STAG

**Price Guide £425,000 - £475,000**
**Forming part of the St Andrews Development, an established residential quarter of East London is this fifth floor two-bedroom, two-bathroom apartment with private balcony. The property is one of a rare few with the height to look beyond other neighbouring developments to the picturesque urban landscape that is East London.**

# Leasehold

- Private Balcony
- On Site Gymnasium
- On Site Concierge
- 12 Minute Train Journey To Canary Wharf
- 733 Sq ft Internal Living Space
- Two Bedroom / Two Bathrooms
- Secure Covered Bike Storage
- Close To Bromley By Bow Station and Devons Road DLR

Accessed via secure communal entrance with lift leading to the fifth floor the property is entered via an oversized front door, a theme that continues throughout the flat and just one of the excellent features that set this property apart from some of the more run of the mill, modern developments.

This apartment offers refined living in a contemporary and stylish environment where comfort and functionality are in the perfect balance. Featuring a flowing open plan living area, including stylish, fully fitted designer kitchen. This great modern apartment features a large private balcony, creating a fantastic outdoor extension to the main living area. Completing the property are two double bedrooms (one with En-suite) and a modern bathroom.

The development has been extremely well thought out and boasts an on-site gymnasium, local Sainsbury's, 24 hour concierge and bike storage. Turman Walk is also well located for Bromley By Bow (District and Hammersmith & City) and Devons Road DLR allowing for swift access to the City, Canary Wharf, West End and beyond.

While Canary Wharf needs little introduction as a dynamic centre of global commerce, it is also fast becoming a rival to the West End for retail excellence. With four malls and over 200 shops, boutiques and brand name fashionable flagships, Canary Wharf offers retail therapy at every level. Factor in the additional 100,000 Sq/Ft of retail space being created within the six storey Crossrail hub on West India Quay and shopping will take on a new dimension for residents at St Andrews.

With such a cultural and cosmopolitan showcase so very near, the significance of owning a luxury apartment at St Andrews Development becomes even more attractive. Endless nautical and recreational pursuits, and over 20 acres of Landscaped open space, Canary Wharf is as much a life style as location.

THIS PROPERTY IS OFFERED CHAIN FREE

## Truman Walk

Approx. Gross Internal Area 68.2 Sq M ( 733.7 Sq Ft )

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### Fifth Floor

Approx. 68.2 sq. metres (733.7 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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