



Oxley Square, London, E3

BUTLER & STAG



**Guide Price £450,000 - £475,000**  
**Set in the heart of the St Andrews development which is now an established new residential quarter of East London is this 760 Sq/ft duplex two-bedroom garden apartment. The property is one of a rare few that boasts a private garden, this beautiful outside space has it all. Plenty of seating, lots of greenery and a great design being the full width of the property and lush views overlooking the landscaped grounds.**



## Leasehold

- Private Garden
- Resident Only Gymnasium
- Duplex Apartment
- 12 Minute Train Journey To Canary Wharf
- 760 Sq/Ft Internal Living Space
- On Site Concierge
- Downstairs Toilet
- Close To Bromley By Bow Station and Devons Road DLR

You enter the property via your own 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 private garden, creating a fantastic outdoor extension to the main living area. Completing the property are two double bedrooms, modern bathroom and clever storage cupboards.

The development has been extremely well thought out and boasts an on-site gymnasium, local Sainsbury's, 24 hour concierge and bike storage. Oxley Square 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.





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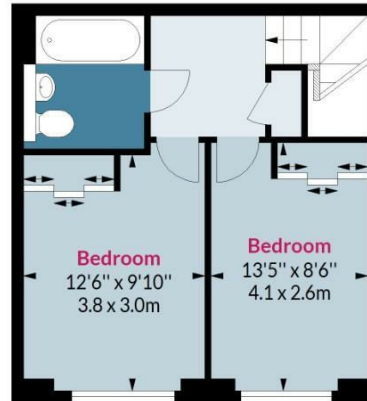
Approx. Gross Internal Area 760 Sq Ft - 70.60 Sq M

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### Ground Floor

Floor Area 380 Sq Ft - 35.30 Sq M



### First Floor

Floor Area 380 Sq Ft - 35.30 Sq M



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

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Date: 22/5/2023

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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