Hereford Road, London, E3

BUTLER & STAG

**Guide Price - £350,000 to £375,000**
**This stunning one-bedroom apartment is located within a secure, modern development in the heart of Bow, offering the perfect blend of style, comfort, and convenience. Boasting a generous layout and abundant natural light, this property provides the ideal living space for individuals or couples.**

# Leasehold

- One Bed Apartment
- Ample Storage Throughout
- Close To Victoria Park
- Lift Access
- Close to Bow Road Station & DLR
- Large Open Plan Living Sopace
- Private Balcony
- Beautifull Well Presented
- EWS1 Compliant
- Long Lease

Spacious Open-Plan Living Area: The apartment features a large open-plan living and dining space, designed for modern living. With floor-to-ceiling windows, the area is bathed in natural light, creating a warm and inviting atmosphere.

Private Balcony: Step out onto your own private balcony, perfect for enjoying your morning coffee or unwinding in the evening while taking in the surrounding views.

Contemporary Kitchen: The fully integrated kitchen comes equipped with high-end appliances, ample storage, and sleek finishes, making it a dream for those who enjoy cooking or entertaining.

Generous Bedroom: The double bedroom offers plenty of space for a large bed and additional furniture, complete with built-in wardrobes for extra storage.

Modern Bathroom: A well-appointed, stylish bathroom featuring a bathtub with overhead shower, modern tiling, and elegant fittings.

Secure Development: Located within a gated development with 24-hour security, offering peace of mind and privacy.

Convenient Location: Situated in Bow, the apartment benefits from excellent transport links, including easy access to the DLR, Underground, and local bus routes. The vibrant areas of Canary Wharf, Stratford, and Hackney are also nearby, providing a range of shopping, dining, and entertainment options.

This apartment offers contemporary living at its finest, set in one of East London's most sought-after locations. Ideal for professionals or couples seeking a stylish and secure home with all the amenities of the city on your doorstep.

# Queensgate House

**Approx. Gross Internal Area 52.2 sq. metres 562.4 sq. feet)**

## First Floor

Approx. 52.2 sq. metres (562.4 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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