



Pancras Way, London, E3

BUTLER  STAG



**Price Guide £475,000 - £505,000**  
**Discover this expansive and contemporary two bedroom, two bathroom apartment in the sought-after Heart Of Bow Development. Spanning an impressive 832 sq ft internal living space, this modern apartment offers a perfect blend of style, comfort, and urban living with panoramic views of the iconic London skyline.**



## Leasehold

- Stunning Skyline Views Across London
- Secure Underground Allocated Parking Space
- Two Bathrooms
- 980 Year Lease Length
- Concierge Service / Bicycle Storage / EWS1 Compliant
- Two Generous Sized Bedrooms / Ample built-in storage

The spacious layout is designed for modern living, with a large, light-filled living and dining area offering a great space for entertaining. Complemented by dual aspect large windows and private balcony that frames the breath-taking city views.

The sleek, fully-integrated kitchen features high-end appliances, ample storage and plenty of counter top space.

Both bedrooms are generously sized, with the principal suite benefiting from an en-suite bathroom, built-in wardrobes, and plenty of natural light.

The apartment features two beautifully finished bathrooms, complete with premium fixtures and elegant tiling.

The apartment offers unobstructed views of London's skyline, providing a stunning backdrop day and night.

In addition, the property also benefits from a secure underground allocated parking space, concierge, intercom entry system and ample secure bicycle storage.

The Heart of Bow development provides modern amenities, urban Location, and convenience. The award winning Victoria Park is just a short walk away - 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. 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) and Mile End (Central) are all close by.

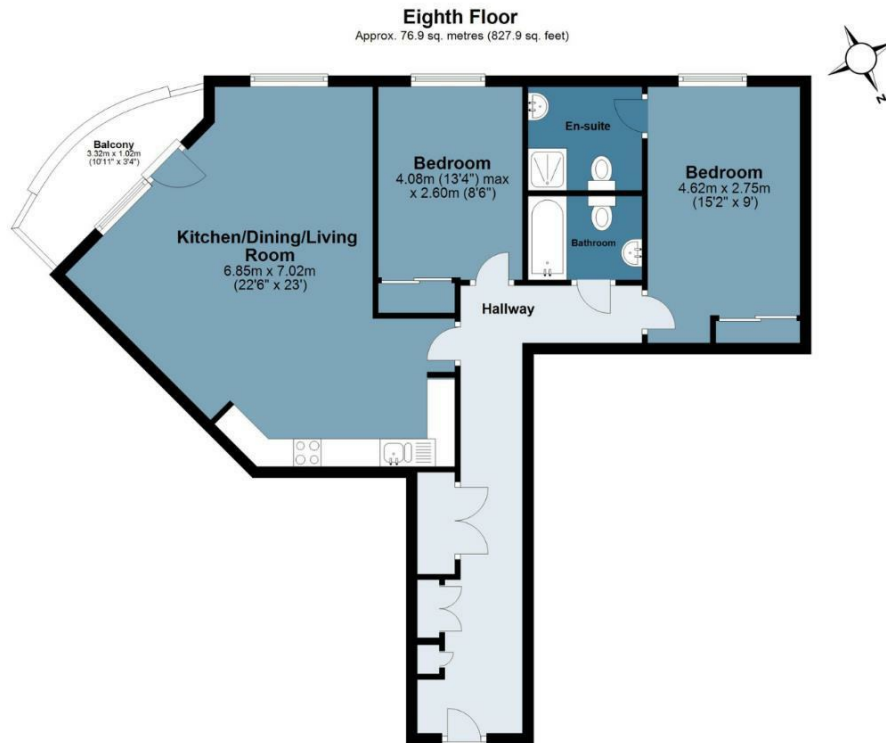




## Fabian Bell Tower

Approx. Gross Internal Area 77.3 sq. metres (832 sq. feet)

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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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