



Pancras Way, London, E3

BUTLER & STAG



**Guide Price - £400,000 to £425,000**  
**Nestled in the vibrant heart of Bow, this exceptional 2-bedroom, 2-bathroom residence offers a perfect blend of contemporary living and urban convenience. Boasting a prime location, this home is designed to cater to the modern lifestyle, providing a comfortable and stylish retreat within the dynamic cityscape.**



## Leasehold

- Allocated Underground Parking
- Two Bathrooms
- Concierge
- Fantastic Location
- Two Double Bedrooms
- Private Balcony
- Short Walk To Victoria Park
- Modern Kitchen

The living space is thoughtfully configured to maximize both functionality and aesthetic appeal. The two well-appointed bedrooms provide a private sanctuary for relaxation, each featuring ample natural light and well-designed layouts. The master bedroom is accompanied by an en-suite bathroom, offering a touch of luxury and convenience.

The heart of this residence is the open-concept living area that seamlessly connects the living room, dining space, and a modern kitchen. The kitchen is equipped with sleek appliances and ample storage, catering to the needs of both budding chefs and those who appreciate the ease of meal preparation.

Two of the standout features of this home is the south-facing balcony, where residents can bask in the warmth of the sun and enjoy the surrounding cityscape. This outdoor oasis provides a perfect spot for morning coffee, evening relaxation, or entertaining guests against the backdrop of the bustling city below. The second main feature is the private underground parking, making life very convenient and stress-free.

Beyond the confines of this stylish abode, the neighborhood itself offers a wealth of amenities. From trendy cafes to eclectic boutiques, Bow is known for its diverse and lively atmosphere. Residents can explore nearby parks, cultural venues, and convenient public transportation options, ensuring that the best of the city is at their fingertips.

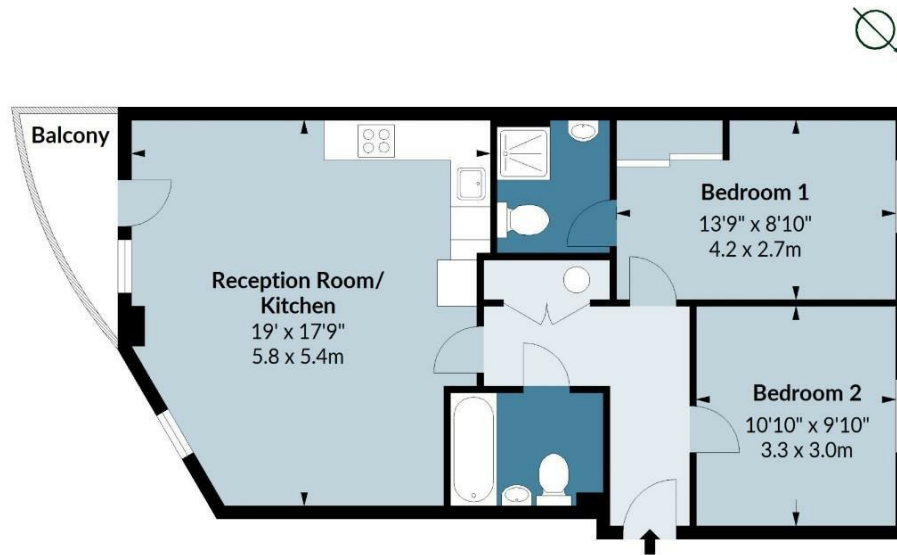




## John Bell Tower, E3

Approx. Gross Internal Area 714 Sq Ft - 66.33 Sq M (Excluding Balcony)  
Approx. Gross Internal Area 748 Sq Ft - 69.49 Sq M (Including Balcony)

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### Third Floor

Floor Area 714 Sq Ft - 66.33 Sq M

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.  
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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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