Nellie Cressall Way, London, E3

BUTLER & STAG

**Guide Price -£500,000 to £550,000**

**Situated on the seventh floor of a modern, well-maintained development on Nellie Cresswell Way in Bow, this exceptionally spacious two-bedroom, two-bathroom apartment is offered chain free and provides bright, contemporary living with impressive outdoor space.**
**The property benefits from two private south-east facing balconies, allowing for excellent natural light throughout the day and far-reaching views across the surrounding area.**

# Leasehold

- Two Double Bedrooms
- Two Bathrooms
- Two south-east facing private balconies
- Chain free – ideal for a smooth and swift transaction
- Seventh-floor position with lift access
- EWS1 Compliant
- Secure entry system and well-maintained communal areas
- Double glazing and efficient heating

The apartment features a generous open-plan reception area, offering ample space for both living and dining. Large windows and direct access to one of the balconies create a light-filled, airy environment, ideal for entertaining or relaxing. The modern fitted kitchen is seamlessly integrated into the living space and comes complete with sleek cabinetry, ample worktop space, and integrated appliances, making it both stylish and highly functional.

There are two well-proportioned double bedrooms, both benefiting from excellent natural light. The principal bedroom enjoys the added luxury of an en-suite shower room and direct access to the second south-east facing balcony, providing a peaceful private retreat. The second bedroom is ideal for guests, sharers, or use as a home office.

A contemporary family bathroom serves the second bedroom and guests, finished with modern tiling and quality fixtures.

Location

Nellie Cresswell Way is ideally positioned in Bow, offering excellent access to local amenities, green spaces, and transport links. Bow Road Underground Station (District & Hammersmith & City lines) and nearby DLR services provide swift connections into The City, Canary Wharf, Stratford, and Central London. The area is also well served by shops, cafés, and leisure facilities, making it a popular choice for professionals and families alike.

Summary

This superb apartment combines space, light, modern living, and outdoor space in a sought-after East London location. With its two bathrooms, two balconies, high-floor position, and chain-free status, this property represents an outstanding opportunity for both owner-occupiers and investors.

# Lanyard Court

Approx. Gross Internal Area 76.3 Sq M ( 821.1 Sq Ft )

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**Seventh Floor**

Approx. 76.3 sq. metres (821.1 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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