



Bolinder Way, London, E3

BUTLER & STAG



**Guide Price £425,000 - £450,000**  
**Forming part of Bow River Village**  
**which is now an established new**  
**residential quarter of East**  
**London is this two bedroom, two**  
**bathroom modern apartment.**  
**Situated on the fifth floor of this**  
**waterside development the**  
**property equips you with**  
**spectacular skyline views.**



## Leasehold

- Waterside Development
- Two Bedrooms
- Skyline Views
- 820 Sq/Ft Internal Living Space
- Fifth Floor Apartment
- Two Bathrooms
- Balcony
- Lift Access to All Levels / Bicycle Storage

Spanning 820 Sq/Ft the apartment offers a wealth of living and entertaining space and boasts wonderful features to include floor to ceiling height windows, south facing balcony that allows you to fully appreciate the sense of serene living, designer kitchen with quartz work tops and integrated appliances to name a few. Arranged on the fifth floor there is an open-plan living kitchen area which has ample space for dining.

The principal bedroom boasts a sleek en-suite shower room, a further double bedroom and an immaculate fully tiled modern bathroom. The property also boasts plenty of useful storage areas, and there is an on-site secure bike storage area.

Bow River Village is within moments of the famous Queen Elizabeth Olympic Park and historic Victoria Park where you can find ample sporting and leisure facilities, and an array of cafes, pubs and restaurants in the area provide plenty of daytime and evening entertainment.

Within easy walking distance, the property is served by Bromley-by-Bow (District and Hammersmith & City) and Bow Church (DLR) stations offering quick and easy access to The City and Canary Wharf, along with many popular bus routes.

Queen Mary University of London is also nearby, offering plenty of rental opportunities to landlords for corporate and academic tenants alike.





## Berger Court

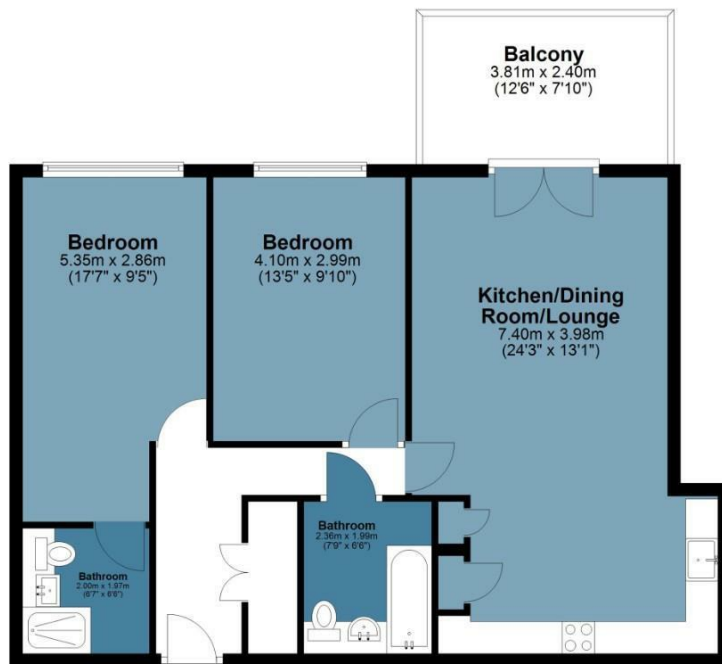
Approx. Gross Internal Area 76.2 Sq M ( 820.4 Sq Ft )

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### Fifth Floor

Approx. 76.2 sq. metres (820.4 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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