Pancras Way, London, E3

BUTLER & STAG

Guide Price £325,000 - £350,000

Situated on the third floor of this striking modern development is this one-bedroom apartment. Enjoying an expansive private balcony the property allows you to enjoy skyline views.

Leasehold

- Third Floor Apartment
- Secure Underground Parking Space
- Lift Access To all Levels / Concierge Service
- Chain Free
- Private Balcony
- 979 Year Lease Length
- Open-Plan Concept Living
- Close to Roman Road / Victoria Park

Finished to a great contemporary standard throughout, the property boasts an open plan kitchen/reception room that provides the perfect setting for dining/entertaining friends with a skyline view. Completing the property is a generous double-bedroom, modern bathroom, and ample storage space throughout.

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

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

John Bell Tower West, E3

Approx. Gross Internal Area 505 Sq Ft - 46.91 Sq M
Approx. Gross Balcony Area 39 Sq Ft - 3.62 Sq M
Approx. Gross Total Area 544 Sq Ft - 50.54 Sq M

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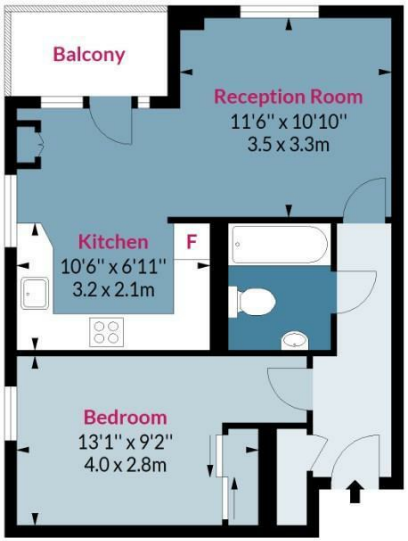

Third Floor

Floor Area 505 Sq Ft - 46.91 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 3/3/2023

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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