Nicholson Square, London, E3

BUTLER & STAG

**Bow River Village Canal Side Apartments: Where Tranquillity Meets Urban Living. Nestled along the picturesque banks of the Stanstead Mill Stream, Bow River Village Canal Side Apartments offer a unique blend of natural serenity and modern urban living. Located in a sought-after neighbourhood, this luxurious apartment community is the perfect choice for those seeking a tranquil oasis amidst the bustling cityscape.**

# Leasehold

- Waterside Development
- 668 Sq/Ft Internal Living Space
- Open-Concept Layout
- Private Full Width Balcony
- First Floor Apartment
- Two Bedrooms
- Two Bathrooms
- Dual Aspect Apartment
- Direct Views Of The River
- EWS1 Compliant

Ideally situated in the heart of a vibrant community, Bow River Village is just a stone's throw away from London's iconic Olympic Park and the bustling East Village. The apartments are strategically positioned alongside the tranquil waters of the Bow River, providing residents with breath-taking views and serene surroundings.

The apartment features a spacious and thoughtfully designed open-concept layout with ample natural light entering the property via the dual aspect windows, creating a warm and welcoming atmosphere. Boasting a high specification fully fitted sleek kitchen and high-quality appliances blend together creating the perfect setting for dining/entertaining friends. This great modern apartment features a large private balcony with a serene waterfront setting providing a peaceful backdrop to your daily life and a fantastic outdoor extension to the main living area. Completing the property are two double bedrooms (one with ensuite) and a modern bathroom.

Brilliantly located just a few minutes walk away from Bromley-by-Bow tube station and within short walking distance from a gym, bus links, a large Tesco, green spaces, numerous pubs, restaurants and cafes.

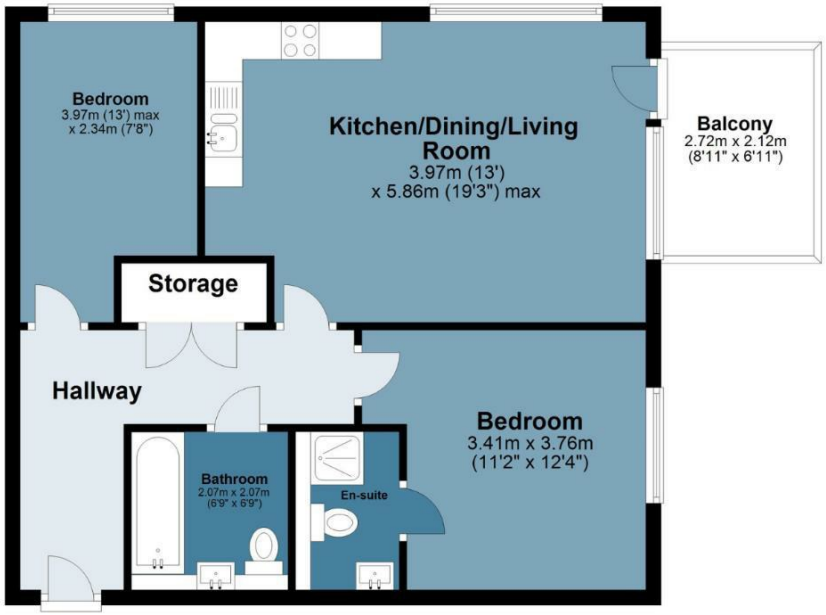
Across the river there is an array of local amenities being built, which will include new bars and restaurants, schools and nursery's as well as other commercial units. This will be access for a footbridge and will add amazing value to the area.

# Hargreaves Court

**Approx. Gross Internal Area 62.1 sq. metres (668.6 sq. feet)**

## First Floor

Approx. 62.1 sq. metres (668.6 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.

BUTLER & STAG

020 8102 1236

508 Roman Road, Bow, London, E3 5LU

bow@butlerandstag.com

www.butlerandstag.uk