



William Guy Gardens, London, E3

BUTLER & STAG



Guide Price - £475,000 to £500,000
Occupying a prime position on the top floor of a modern development in Bow, this immaculate two bed two bath apartment offers well over 900 sq. ft of beautifully presented living space, thoughtfully designed for comfort, style, and functionality.



Leasehold

- Two Double Bedrooms
- Over 900 sq. ft. of internal space
- Top-floor position with lift access
- Immaculate condition throughout
- Two Bathrooms
- Private south-facing balcony with Canary Wharf views
- Bright, open-plan living space
- Excellent storage

The heart of the home is a bright, open-plan living and dining area, flooded with natural light from floor-to-ceiling windows that open directly onto a private south-facing balcony. From here, you can enjoy views towards Canary Wharf, creating an impressive backdrop for both relaxing and entertaining.

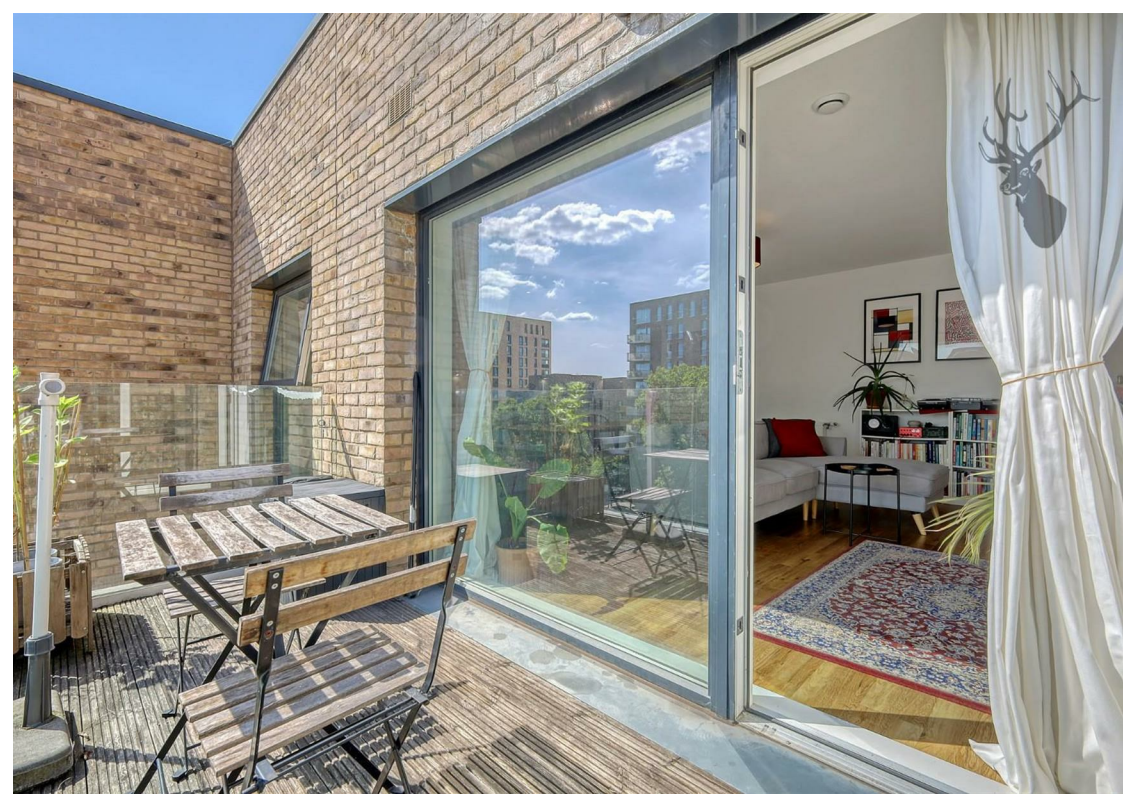
The sleek, contemporary kitchen is fully integrated with good-quality appliances, generous work surfaces, and ample cupboard space — perfect for those who love to cook and entertain.

Both bedrooms are generously proportioned doubles, with the principal bedroom benefitting from a modern en-suite shower room. The second bathroom is equally well appointed, featuring a full-size bath and stylish finishes.

Practicality is a key feature of this home, with ample built-in storage throughout, ensuring a clutter-free environment. The property is in immaculate condition and ready to move straight into.

Located just moments from Bromley-by-Bow station (District and Hammersmith & City lines) and within easy reach of Bow and Stratford, the apartment offers excellent transport links into the City, Canary Wharf, and beyond. Local amenities, green spaces, and the River Lea are all close by, providing a balanced urban lifestyle.





Northmeade House

Approx. Gross Internal Area 86.3 Sq M (928.5 Sq Ft)

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Fifth Floor
Approx. 86.3 sq. metres (928.5 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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