Siyah Garden, London, E3

BUTLER & STAG

Guide Price - £575,000 to £600,000
Forming part of the multi-award winning St. Clements Development is this welcoming two-bedroom, two bathroom apartment which exemplifies a contemporary approach to urban living in Bow. Situated on the first floor, it has a versatile east-facing balcony, 887 Sq/Ft internal floor space, floor to ceiling height windows, three balconies as well as access to dynamic landscaped grounds allowing for intimate and diverse social areas to live, work and play.

Leasehold

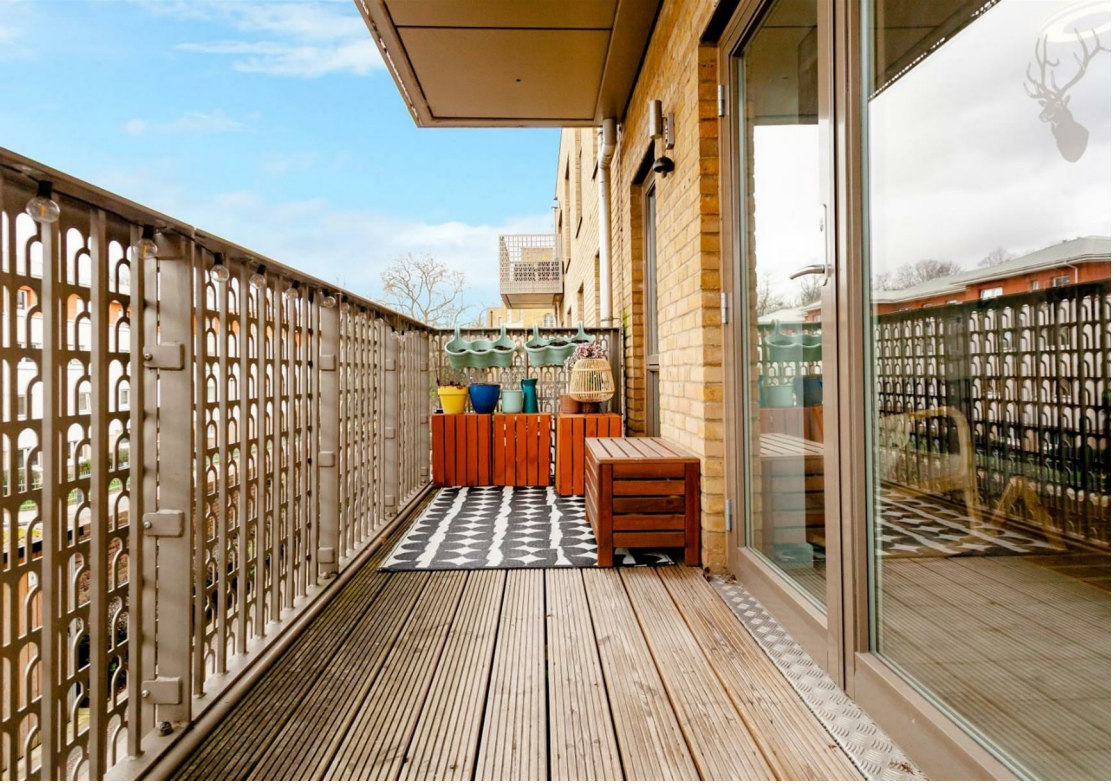
- Multi-Award Winning St Clements Development
- Floor To Ceiling Height Windows
- Balcony
- Former Victorian Hospital Grounds
- 887 Sq/Ft Internal Living Space
- Dynamic Landscaped Grounds
- Two Bedrooms / Two Bathrooms
- High Specification Fixture and Fittings

Set in landscaped grounds of a former Victorian hospital, the development has retained most of the original buildings and external look, while transforming the interiors into open, flowing spaces with high ceilings and swathes of natural light.

This lavishly sized two-bedroom apartment features a flowing open plan living area, including a stylish, fully fitted designer kitchen with integrated appliances. This great modern apartment boasts a large balcony, creating a fantastic outdoor extension to the main living area. Completing the property are two generous double-bedrooms (one with ensuite), separate bathroom, and ample storage space throughout. There is on-site bike storage and communal parking spaces.

St. Clements is well located for various transport links, including Mile End underground (Central, District and Hammersmith & City) Bow Road (District and Hammersmith & City) and Bow Church DLR, the east London district of Bow is ideally positioned for getting to a number of other areas of the city quickly and easily. It's also a few minutes from Victoria Park, one of the city's oldest and largest parks, and a short walk to the Olympic Park which provides wonderful facilities for running, cycling and swimming or merely taking a gentle stroll surrounded by nature . It's this combination of city bustle and plentiful open spaces that make this property for sale in Bow a great place to call home.

LEASE LENGTH - 244
*SERVICE CHARGE - £2300
*GROUND RENT - £275 PA
*COUNCIL TAX - BAND D



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Fletching Apartments, Siyah Garden, E3

Approx. Gross Internal Area 887 Sq Ft - 82.40 Sq M
Approx. Gross Balcony Area 61 Sq Ft - 5.67 Sq M

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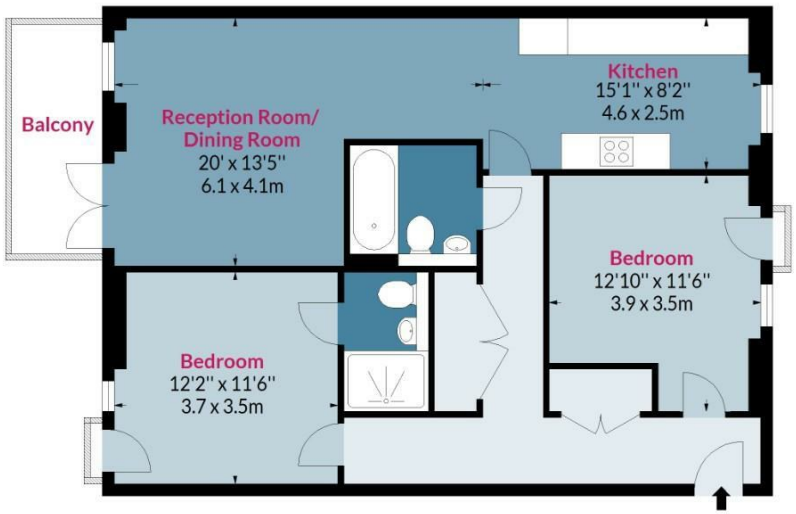

First Floor

Floor Area 887 Sq Ft - 82.40 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: 31/3/2023

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.

BUTLER & STAG

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