



**Seven Sea Gardens, London, E3**

**BUTLER & STAG**



**Guide Price - £525,000 to £550,000**

**Discover this spacious, modern 3-bedroom, 2-bathroom apartment offering breathtaking views of Canary Wharf and a large private balcony. Located in the vibrant area of Bow, this property is just moments from the Limehouse Cut Canal, providing a scenic and tranquil setting while keeping you well-connected to the heart of London.**



## Leasehold

- Three Double Bedrooms
- Two Bathrooms
- Ample Storage Throughout
- Close To 950 sq. ft.
- Chain Free
- 24 Hour Concierge
- EWS1 Compliant
- Lift Access

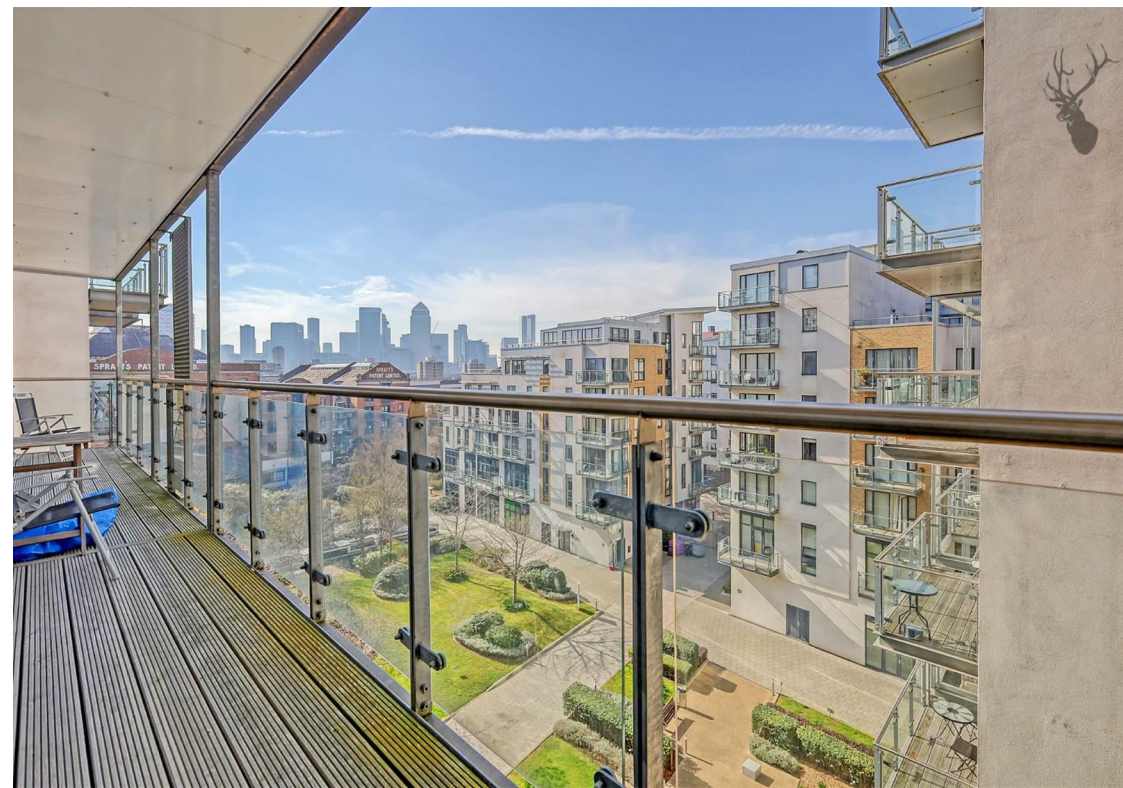
### Key Features:

Chain-free – Move in with ease and no onward complications  
 Three well-proportioned bedrooms – Ideal for families or professionals  
 Two modern bathrooms – Including an en-suite for added convenience  
 Large private balcony – Perfect for outdoor relaxation or entertaining  
 Stunning views of Canary Wharf – Enjoy the breathtaking cityscape from your own home  
 Bright and airy open-plan living space – Designed for comfort and style  
 Modern kitchen with integrated appliances – Sleek and fully equipped  
 Excellent transport links – Easy access to DLR, Tube, and bus routes  
 Close to the Limehouse Cut Canal – Ideal for scenic walks and outdoor activities  
 24-Hour Concierge - For convenience and security

### Prime Location:

Situated in Bow, this apartment benefits from excellent transport links, with Devons Road DLR, Bromley-by-Bow Underground, and Mile End Station all within easy reach. The vibrant amenities of Canary Wharf, Stratford, and Victoria Park are also nearby, offering shopping, dining, and leisure options.





## Ceram Court

Approx. Gross Internal Area 87.4 Sq M ( 940.4 Sq Ft )

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### Sixth Floor

Approx. 87.4 sq. metres (940.4 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.

BUTLER & STAG

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