



Nicholson Square, London, E3

BUTLER & STAG



**Guide Price - £350,000 to £375,000**

**Welcome to this beautifully presented one-bedroom apartment, set within the sought-after modern development of Bow River Village. Finished to an excellent standard and immaculately maintained throughout, this home offers a perfect blend of style, comfort, and convenience.**



## Leasehold

- One Double Bedroom
- Canal Side Development
- Underground Bike Storage
- Lift Access
- Private Balcony
- Beautifully Presented Throughout
- EWS1 Compliant
- Close To Bromley-By-Bow Station

The property features a spacious open-plan living and dining area, filled with natural light from floor-to-ceiling windows that open onto a private balcony, where you can enjoy relaxing moments with canal views to the right. The sleek, fully fitted kitchen comes with high-quality integrated appliances and generous storage, making it ideal for both everyday living and entertaining.

The bedroom is generously proportioned, offering a peaceful retreat with ample wardrobe space, while the contemporary bathroom is finished with premium fixtures and fittings, creating a spa-like feel.

This modern development also benefits from secure entry systems, lift access, and well-maintained communal areas, ensuring both comfort and peace of mind.

Perfectly located, Bow River Village provides excellent transport links, with easy access to Canary Wharf, Stratford, and The City, as well as nearby local amenities, green spaces, and riverside walks.





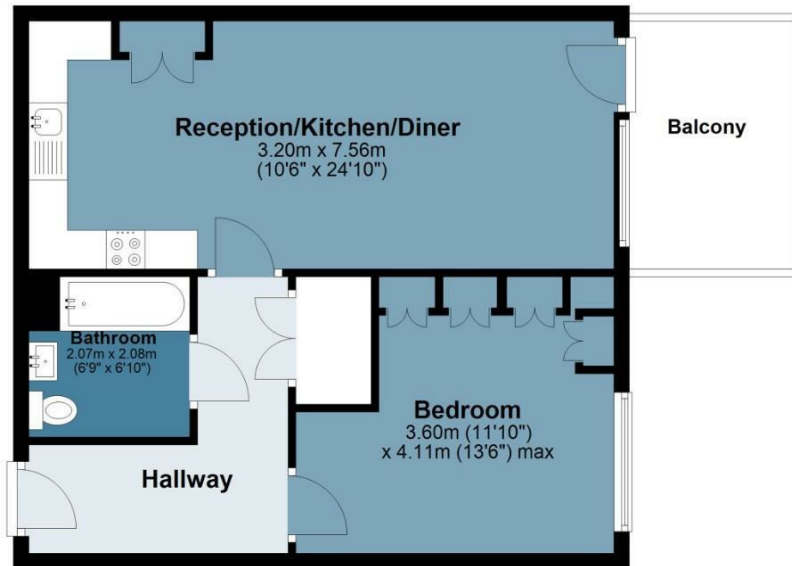
## Hargreaves Court

Approx. Gross Internal Area 52 Sq M ( 559.7 Sq Ft )

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### Second Floor

Approx. 52.0 sq. metres (559.7 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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