



Merchant Street, London, E3

BUTLER & STAG



**Guide Price £425,000 - £450,000**  
**Set on the third floor of the well-regarded Maha Building in Bow, this smartly presented two-bedroom, two-bathroom apartment offers approximately 684 sq ft of well-balanced living space, ideal for modern city living.**



## Leasehold

- Third Floor Apartment
- Two Bedrooms
- Balcony (South/West Orientation)
- Chain Free
- 684 Sq/Ft Internal Living Space
- Two Bathroom
- Lift Access to All Levels
- Moments From Mile End & Bow Road Tube Station

The property features a bright and expansive open-plan reception area, seamlessly combining living, dining, and kitchen space. The contemporary kitchen is fully fitted with integrated appliances and stylish finishes, complementing the overall modern design of the apartment.

Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from an en-suite bathroom, while a second sleek, fully tiled bathroom serves the remainder of the property. The layout has been thoughtfully designed to maximise space and comfort throughout.

A private balcony extends the living area, providing a perfect outdoor retreat as its complimented by its South West aspect.

Positioned just moments from excellent transport links including Bow Road Underground and Mile End stations, the property also benefits from close proximity to local amenities, green spaces such as Victoria Park, and the vibrant Roman Road Market.





## Maha Building

Approx. Gross Internal Area 63.6 sq. metres 684.2sq. feet)

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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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