



Pancras Way, London, E3

BUTLER & STAG



Guide Price - £450,000 to £475,000
Welcome to this large, immaculately presented two-bedroom, two-bathroom, third-floor apartment located in the vibrant neighborhood of Bow. This stunning residence offers a generous living space, designed to provide both comfort and style.



Leasehold

- Two Double Bedrooms/Two Bathrooms
- Spanning Over 850 sq.ft
- EWS1 Compliant
- Chain Free
- On-Site Concierge/Secure Underground Parking
- Long Lease

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This lavish, beautifully presented apartment boasts a spacious open-plan living and dining area, perfect for entertaining guests or enjoying a quiet evening at home.

The contemporary kitchen is fully equipped with high-end appliances and ample storage, making meal preparation a delight.

Both bedrooms are well-proportioned, with large windows allowing for plenty of natural light. The master bedroom includes an en-suite bathroom for added convenience.

The apartment features two modern bathrooms, each designed with quality fixtures and fittings, ensuring a luxurious experience.

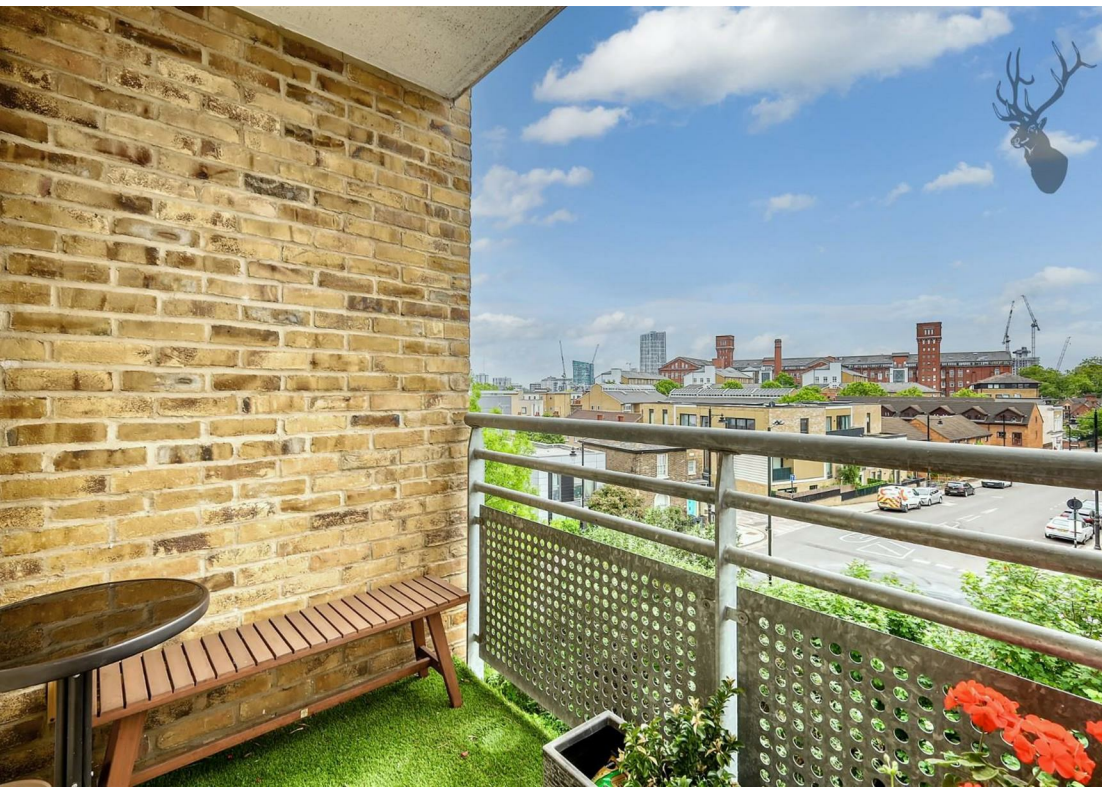
Enjoy the outdoors from your private south-facing balcony, ideal for soaking up the sun or enjoying your morning coffee.

In addition, the property also benefits from a secure underground allocated parking space, concierge, intercom entry system, lift to all floors and communal spaces, a rare find in this area.

Situated in Bow, this apartment offers easy access to local amenities, parks, and excellent transport links, ensuring you're well-connected to the rest of the city.

The award winning Victoria Park one of east London's most spacious alfresco-eating spots, with two lakes, a boating pond, playgrounds, and a scattering of other Instagram-worthy delights is just a short walk away. Excellent transport links are

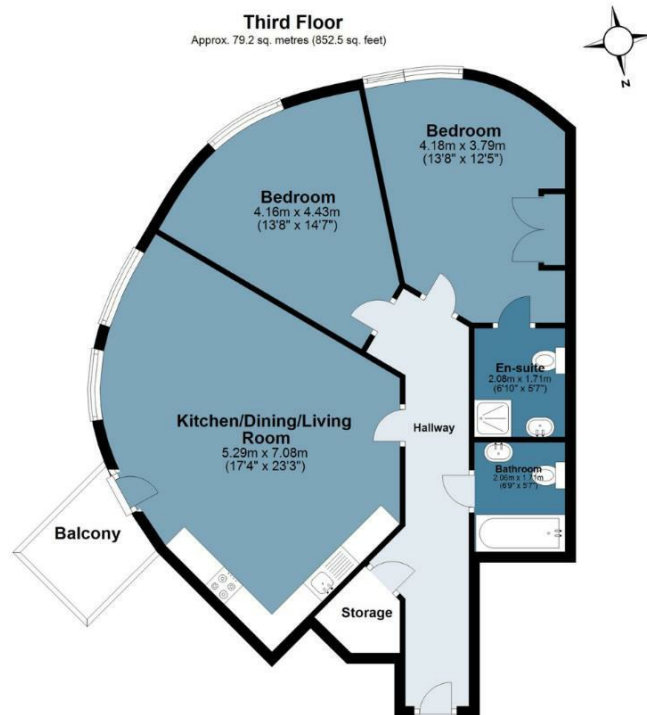




Augustine Bell Tower

Approx. Gross Internal Area 79.2 sq. metres (852.5 sq. 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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