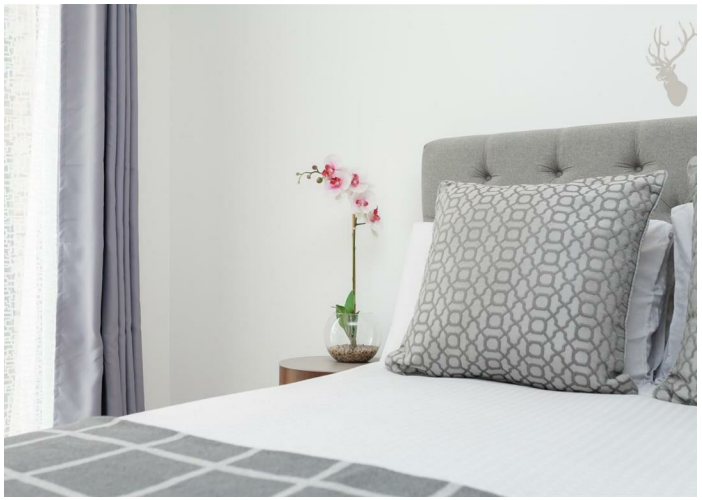
Nicholson Square, London, E3

BUTLER & STAG



**Forming part of Bow River Village which is now an established new residential quarter of East London is this three bedroom, two bathroom modern apartment. Situated on the first floor of this newly built gated development the property equips you with beautiful duel aspect views over Nicholson & Anderson Square.**

# Leasehold

- Three Bedrooms
- Two Balconies
- EWS1 Compliant
- Close To Amenities
- Allocated Parking
- Two Bathrooms
- Stunning Bow River Village
- 1052 Sq Ft Of Living Space
- Close To Transport
- Modern Development

This stunning, modern, 1052 sq ft, three bedroom, two bathroom, first-floor apartment, overviewing the beautiful grounds of Bow River Village and Nicholson Square. with two spacious private balconies and benefits from a communal garden and a secure underground parking.
25% Being offered at shared ownership but can be staircased up to full face value.

This outstanding property boasts a large reception, with a high spec, modern, fully-fitted kitchen, leading out to a beautiful, sunny balcony; two double bedrooms, one of them including an ensuite shower room; one single that is perfect for a study, a stylish family bathroom, additional storage cupboard and ollcaoted parking. The apartment is flooded with natural light through and has generously sized bedrooms with views over the leafy communal garden.

Brilliantly located just a few minutes walk away from Bromley-by-Bow tube station and within short walking distance from a gym, bus links, a large Tesco, green spaces, numerous pubs, restaurants and cafes.

Across the river there is an array of local amenities being built, which will include new bars and restaurants, schools and nursery's as well as other commercial units. This will be access for a footbridge and will add amazing value to the area.

Lease Length - 118
Annual Service Charge - £3,000
Ground Rent - £200 (Doesnt Apply To Shared Ownership Residents)

london

## Hargreaves Court, Nicholson Square, E3

Approx. Gross Internal Area 1054 Sq Ft - 97.92 Sq M

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### First Floor

Floor Area 1054 Sq Ft - 97.92 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: 26/6/2023

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.

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