



2A Campbell Road, London, E3

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**Guide Price - £550,000 to £575,000**

**Situated on the top floor of a modern development, this exceptional three-bedroom, two-bathroom apartment offers a rare opportunity to secure spacious, contemporary living in one of East London's most vibrant and well-connected neighbourhoods. Boasting over 800 sq ft of internal space and an expansive wrap-around private balcony, this home effortlessly blends style, comfort, and convenience.**



## Leasehold

- Three Bedroom Apartment
- Chain Free
- Two Bathrooms (One En-Suite)
- Top Floor
- Private Roof Terrace
- Excellent Transport Links

As you step into the property, you're greeted by a spacious hallway with ample storage options. The living space offers floor-to-ceiling windows that bathe the space in natural light and provide seamless access to the wrap-around balcony. The kitchen is equipped with integrated appliances, stylish worktops, and generous cupboard space, ideal for those who love to cook or entertain.

The three bedrooms are thoughtfully arranged, each offering engineered wood flooring and neutral décor. The master bedroom benefits from a private en-suite, while the main bathroom is conveniently located for guests and family members alike. Both bathrooms are tiled throughout and finished to a good standard with contemporary fixtures and fittings.

### Outdoor Space:

What truly sets this apartment apart is the expansive wrap-around balcony, accessible from the living room. With ample space for a dining set, lounge furniture, or even container gardening, this private outdoor area is a tranquil retreat from city life and offers stunning urban views.

### Location:

Nestled in the heart of Bow, this apartment offers unparalleled connectivity:  
 2-minute walk to Bow Road Station  
 4-minute walk to Bow Church DLR  
 Easy access to Stratford, Canary Wharf, and Liverpool Street  
 Close proximity to Victoria Park, Roman Road Market, and the Queen Elizabeth Olympic Park

Whether you're a professional, a young family, or an investor looking for an attractive rental opportunity, this property ticks every box.





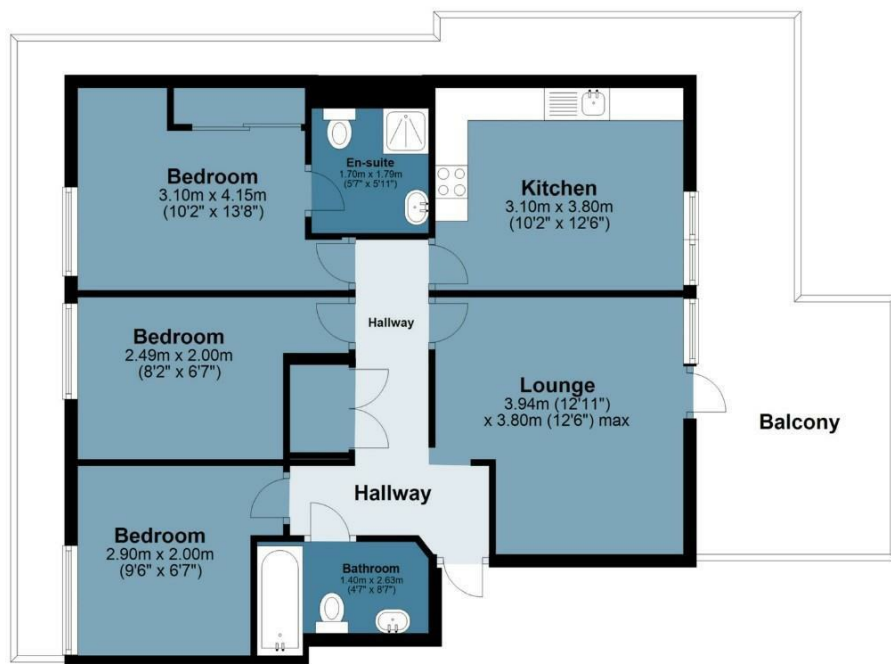
## Campbell Road

Approx. Gross Internal Area 75.3 Sq M ( 810.1 Sq Ft )

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### Third Floor

Approx. 75.3 sq. metres (810.1 sq. feet)



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.

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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.