Bolinder Way, London, E3

BUTLER & STAG

**Guide Price £500,000 - £550,000**
**Forming part of Bow River Village which is now an established new residential quarter of East London is this three bedroom, three bathroom modern apartment boasting its own private roof terrace creating a fantastic extension to the 1021 Sq/Ft of internal living space.**

# Leasehold

- 1021 Sq/Ft Internal Living Space
- Three Bedrooms / Three Bathrooms
- 3rd Floor Apartment
- Lift Access To All Levels / Bicycle Storage
- Private Roof Terrace
- Waterside Development
- Open Plan Concept Living Space
- Chain Free

Situated on the third floor of this waterside development, spanning 1021 Sq/ft the apartment offers a wealth of living and entertaining space and boasts wonderful features to include floor to ceiling height windows, south facing balcony, designer kitchen with quartz work tops and integrated appliances to name a few. There is an open-plan living kitchen area which has ample space for dining.

The three well-appointed bedrooms are thoughtfully designed with plush carpeting, ample closet space, and large windows. The principal and second bedroom is a true retreat, featuring luxurious en-suite bathrooms.

Bow River Village is within moments of the famous Queen Elizabeth Olympic Park and historic Victoria Park where you can find ample sporting and leisure facilities, and an array of cafes, pubs and restaurants in the area provide plenty of daytime and evening entertainment.

Within easy walking distance, the property is served by Bromley-by-Bow (District and Hammersmith & City) and Bow Church (DLR) stations offering quick and easy access to The City and Canary Wharf, along with many popular bus routes. Stratford station with access to forthcoming Crossrail network is only few minutes' walk.

Queen Mary University of London is also nearby, offering plenty of rental opportunities to landlords for corporate and academic tenants alike.

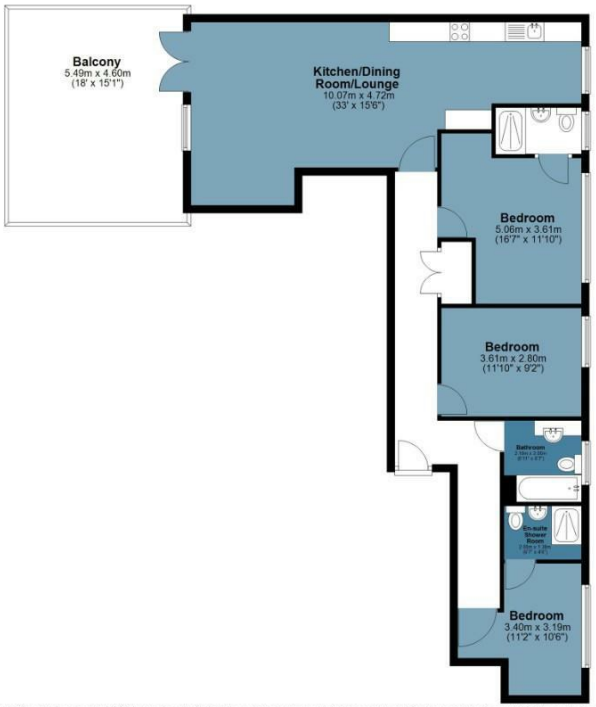
# Berger Court

Approx. Gross Internal Area 94.9 Sq M ( 1021 Sq Ft )

BUTLER & STAG

## Third Floor

Approx. 94.9 sq. metres (1021.0 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.

© @modephotouk www.modephoto.co.uk

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.

BUTLER & STAG

020 8102 1236

508 Roman Road, Bow, London, E3 5LU

bow@butlerandstag.com

www.butlerandstag.uk