



Hereford Road, London, E3

BUTLER & STAG



**Discover this elegant one-bedroom apartment nestled within a secure, gated development in the vibrant neighbourhood of Bow. This contemporary living space offers the perfect blend of comfort, style, and convenience, making it an ideal home for professionals, couples, or individuals seeking a modern urban lifestyle.**



## Leasehold

- One Double Bedroom
- Secure Development
- Private Balcony
- Close To Amenities & Transport Links
- Chain Free
- Modern Apartment
- Long Lease 979 Years
- Short Walk To Victoria Park
- EWS1 Compliant
- Fantastic Location

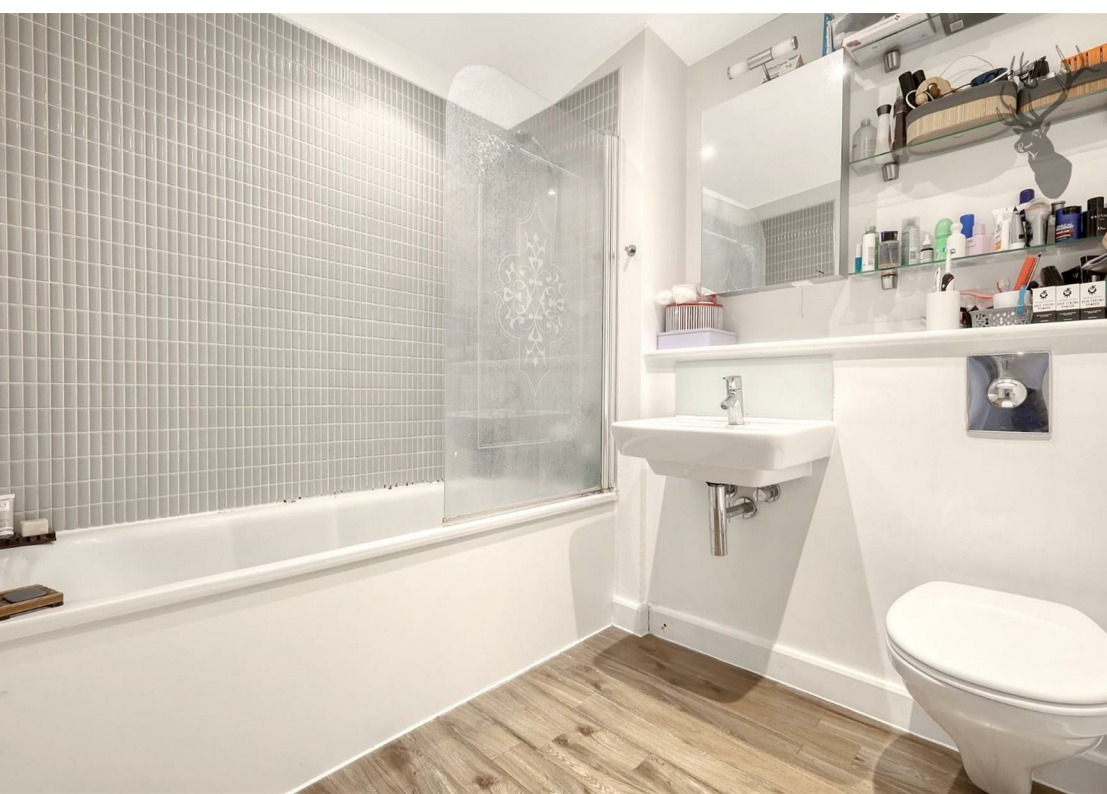
This one-bedroom apartment in Bow's gated development offers a harmonious blend of modern living and urban convenience. With its stylish interiors, private balcony, and secure setting, it presents an exceptional opportunity to experience the best of London living. Whether you're looking for a peaceful retreat or a vibrant community, this apartment caters to all your needs.

The open plan living area is bright and airy, featuring large windows that flood the space with natural light. The neutral décor creates a warm and inviting atmosphere, perfect for relaxation and entertaining. A private balcony, perfect for a morning coffee, completes the space.

The generously-sized bedroom features large windows and plenty of storage space, offering a tranquil retreat. A separate and spacious bathroom completes the apartment.

Located in the heart of Bow, this apartment offers easy access to a range of local amenities, including shops, cafes and parks. The expansive Victoria Park is nearby, which offers a peaceful retreat from urban life with its lakes, gardens and sports facilities. Bow offers a range of independent shops, cafes and pubs, including the nearby Morgan Arms and independent coffee shops and wine bars on Roman Road. There are plenty of shopping opportunities nearby too, both at Stratford and Canary Wharf. Excellent transport links are nearby, with Bow Road and Mile End stations providing quick connections to the City, Canary Wharf and beyond. London City and Stansted airports are both within easy reach.





## Rosegate House

Approx. Gross Internal Area 44.3 sq. metres (477.2 sq. feet)

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### First Floor

Approx. 44.3 sq. metres (477.2 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  
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**BUTLER & STAG**

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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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