



Capulet Square, London, E3

BUTLER & STAG



**Guide Price - £350,000 to £375,000**

**Situated within the popular and well-located Capulet Square development in Bow, this two-bedroom, two-bathroom apartment offers modern living in a highly convenient East London location, just moments from Bromley-by-Bow Underground Station.**



## Leasehold

- Two Double Bedrooms
- Two Bathrooms
- Juliet Balcony
- Close to Bromley-By-Bow Station
- Chain Free
- Gated Development

The property comprises a bright and well-proportioned open-plan reception and kitchen area, designed to provide a comfortable space for both everyday living and entertaining. Large doors open to a Juliet balcony, allowing for excellent natural light and creating an airy, welcoming atmosphere. The kitchen is fitted with a range of integrated appliances and ample storage.

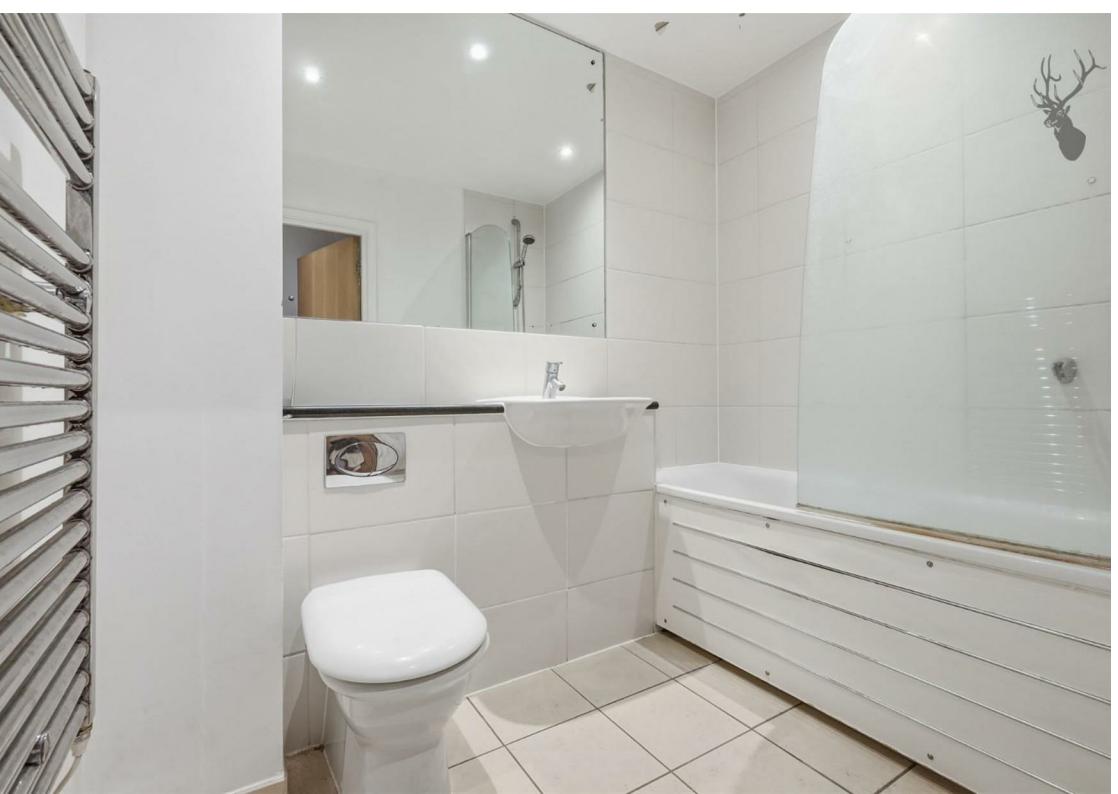
Both bedrooms are doubles, with the principal bedroom benefiting from a private en-suite shower room. A further bathroom serves the second bedroom and guests. The layout is ideal for professional sharers, couples, or investors seeking a well-located rental property.

Residents of Capulet Square enjoy secure entry, lift access and attractively maintained communal areas, all set within a quiet residential environment while remaining exceptionally well connected.

The development is located just a short walk from Bromley-by-Bow Station, providing swift access to the District and Hammersmith & City lines, making journeys into the City, Canary Wharf, Stratford and the West End quick and convenient. A variety of local amenities, shops, cafes and green spaces are also nearby, contributing to the area's growing popularity with both owner-occupiers and tenants.

Offered to the market chain free, this is an excellent opportunity to acquire a well-presented home in a sought-after Zone 2 location with outstanding transport links.





## Padstone House

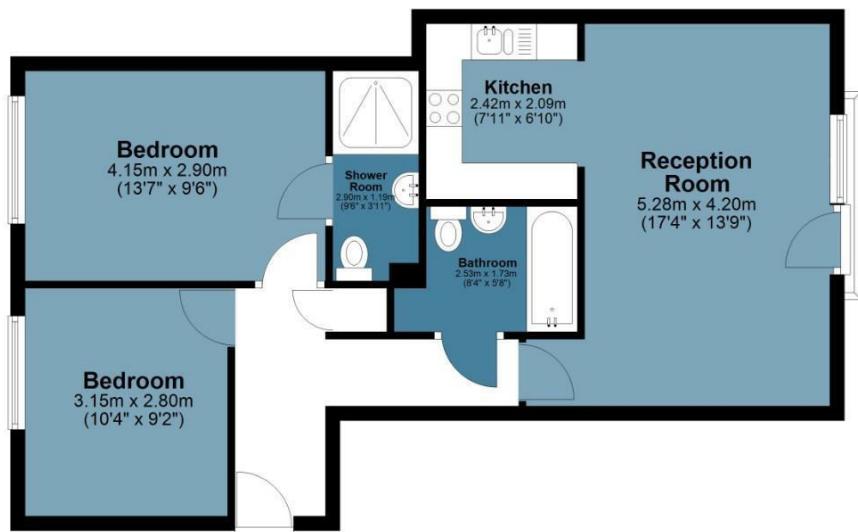
Approx. Gross Internal Area 61.4 Sq M ( 661.2 Sq Ft )

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### Fourth Floor

Approx. 61.4 sq. metres (661.2 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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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.