Festubert Place, London, E3

BUTLER & STAG

**Discover the epitome of modern city living in this exquisite top-floor three-bedroom, two-bathroom apartment located in the vibrant area of Bow. Perfectly positioned within a secure development, this property boasts spectacular city skyline views, a large private balcony, and exclusive amenities designed for comfort and style.**

# Leasehold

- Three Double Bedrooms
- Close To Victoria Park
- City Skyline & Canary Wharf Views
- EWS1 Compliant
- Communal Terrace & Private Balcony
- Two Bathrooms
- Chain Free
- Top Floor
- Lift Access
- Close To Mile End Station

Key Features:

Spacious and Stylish: This bright and airy apartment features three well-proportioned bedrooms, including a master suite with an en-suite bathroom. The contemporary design and high-quality finishes throughout create a welcoming and sophisticated living space.

Open-Plan Living Area: The expansive open-plan living and dining area is flooded with natural light, offering ample space for relaxation and entertaining, complemented by stunning city views through large windows.

Large Private Balcony: Enjoy your morning coffee or evening sunsets on the generous private balcony, offering uninterrupted views of the iconic city skyline—a perfect spot for outdoor dining and relaxation.

Modern Kitchen: The sleek, fully-equipped kitchen features integrated appliances, stylish cabinetry, and plenty of counter space, making it ideal for cooking and entertaining.

Private Underground Parking: The apartment includes a private underground parking space, providing secure and hassle-free parking in the heart of the city.

Large Communal Terrace: In addition to your private balcony, residents can enjoy a spacious communal terrace, perfect for socializing, relaxing, or soaking up the sun with panoramic city views.

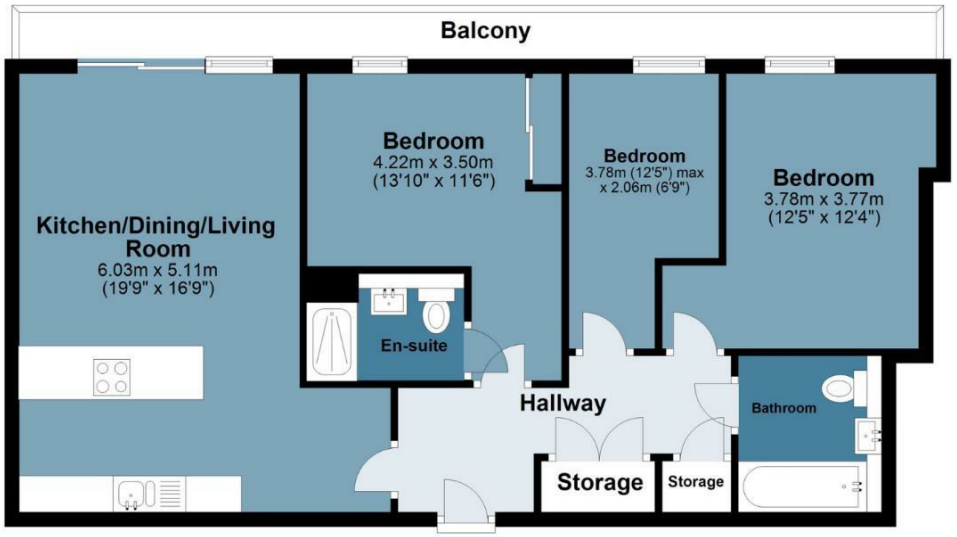
This exceptional apartment offers a perfect blend of modern design, fantastic amenities, and an unbeatable location. With everything you need right at your doorstep, this is city living at its best. Don't miss your chance to make this outstanding property your new home.

# Aubers Ridge Court

**Approx. Gross Internal Area 74.1 sq. metres (797.5 sq. feet)**

## Fifth Floor

Approx. 74.1 sq. metres (797.5 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.

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