



BUTLER & STAG

Bolinder Way | Bow
| E3

Forming part of Bow River Village which is now an established new residential quarter of East London is this three bedroom, two bathroom modern apartment. Situated on the seventh floor of this newly built gated development the property equips you with spectacular London skyline views.

• EWS1 Compliant • Balcony • Two Bathrooms • Waterside Development • Secure Bike Storage • 1170 sq/ft Living Space • London Skyline Views • Chain Free • Three Bedroom

Asking Price £545,000 | Leasehold

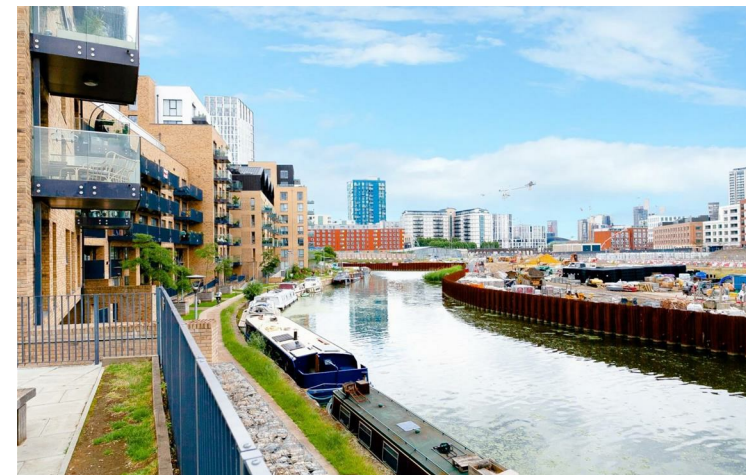
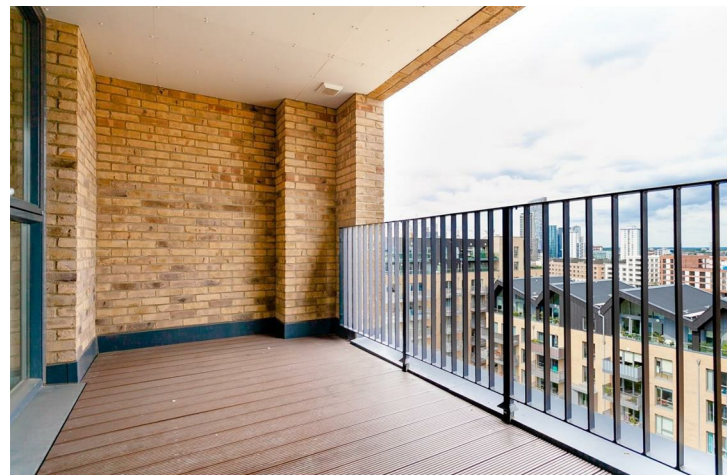
Spanning over 1170 Sq/ft (including balcony) the apartment offers a wealth of living and entertaining space and boasts wonderful features to include floor to ceiling height windows, south facing balcony that allows you to fully appreciate the sense of serene living, designer kitchen with quartz work tops and integrated branded appliances to name a few. Arranged on the seventh floor there is an open-plan living kitchen area which has ample space for dining. There are doors that expand out onto a magnificent balcony which is great for entertaining and al-fresco dining.

There is a master bedroom with a sleek en-suite shower room, a further two well proportioned bedrooms and an immaculate fully tiled modern bathroom. The property also boasts plenty of useful storage areas, and there is an on-site secure bike storage area.

Bow River Village is within a moments walk 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.

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.

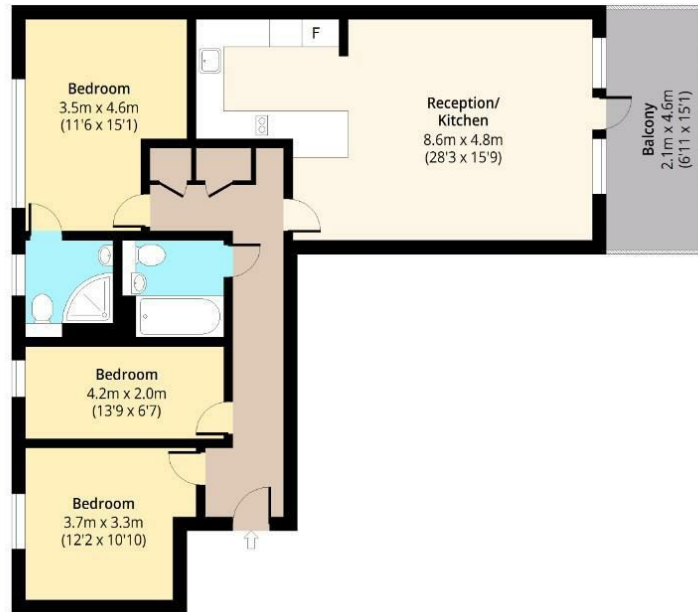
Queen Mary University of London is also nearby, offering plenty of rental opportunities to landlords for corporate and academic tenants alike.





Gunnel Court, Bolinder Way, E3

Seventh Floor
Approx. 98.38 Sq. meters (1059 Sq. feet)

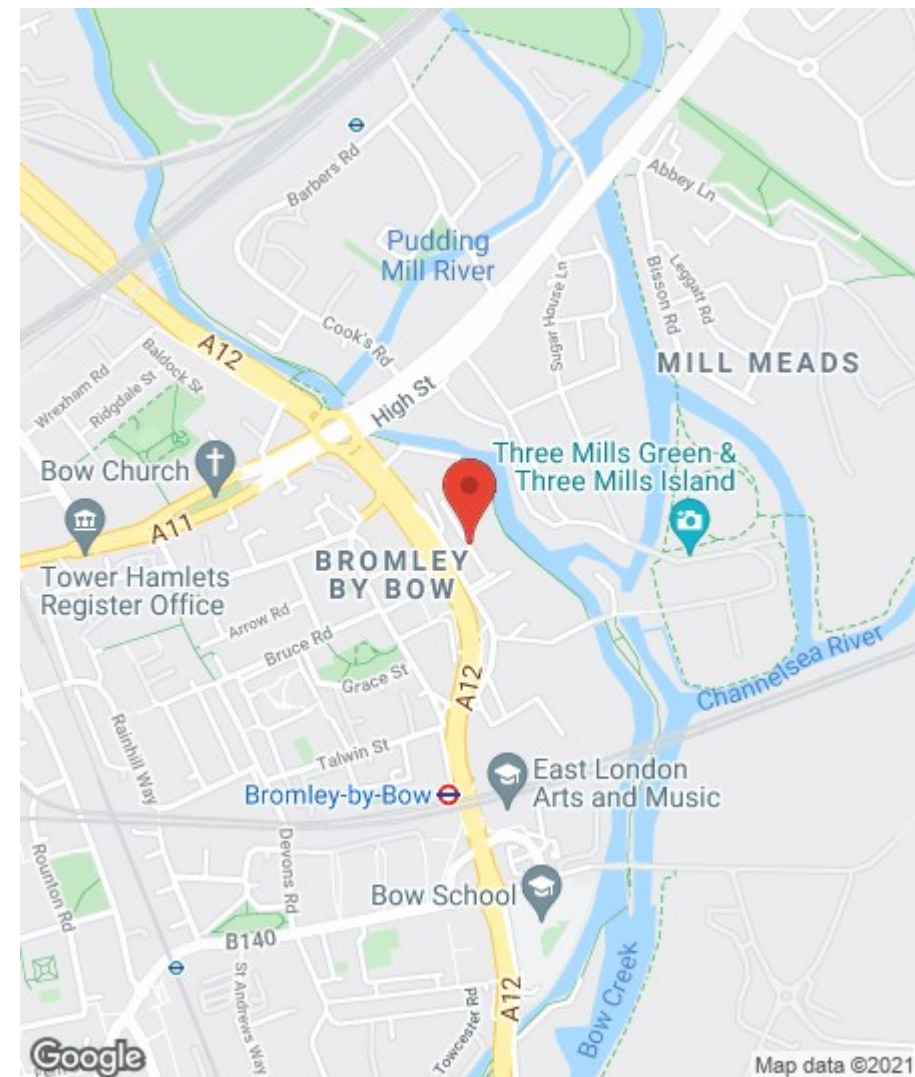


Total area: approx. 98.38 Sq. meters (1059 Sq. feet) (Excluding Balcony)
Total area: approx. 109.34 Sq. meters (1177 Sq. feet) (Including Balcony)
For illustration purposes only - not to scale
www.lpaplus.com

BUTLER & STAG

508 Roman Road, Bow, London, E3 5LU | 020 8102 1236 |
bow@butlerandstag.com | www.butlerandstag.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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	