



Bow Road, London, E3

BUTLER & STAG



Guide Price £750,000 - £850,000
How would you like to live in a stunning blend of contemporary style and period charm — all within easy reach of the City, the West End and Docklands?
You can have all that and more with this extensive two-bedroom, two-bathroom London residence in the multi-award-winning St Clements Development. A period conversion set in landscaped grounds of a former Victorian hospital, the development has retained most of the original buildings and external look, while transforming the interiors into open, flowing spaces with high ceilings and swathes of natural light.



Leasehold

- Multi Award Winning St Clements Development
- High Ceilings / Exposed Iron Gables / Skylights
- Open Plan Living
- 1245 Sq/Ft Internal Living Space
- Potential To Extend Current Living Space (STPP)
- Two Bathrooms

Spanning over 1200 Sq/Ft of internal living space, this is a home where you're never going to feel cramped. Entering by way of an attractive hallway, you find the apartment's heart — a vast, 557 square foot reception room that combines living room, dining room and kitchen, while still leaving plenty of space for further uses.

Under a soaring, vaulted six meter high ceiling, the space is bathed in natural light by glass skylights, and cotton white walls. The kitchen area is fully equipped in a contemporary style and includes a breakfast bar, while the extensive space can be filled up by areas for living, dining, games, studio — whatever you choose. And there'll still be plenty of room to spare.

It's hard to tear yourself away from a space with so many possibilities, but the two bedrooms are also spacious enough that a king-sized bed leaves a large amount of extra room, with plenty of light pouring in when required. The principal bedroom boasts an en-suite, with a walk-in shower, while the main bathroom off the hallway features a large tub that doubles as a shower.

The apartment is decorated throughout with a stylish contemporary look that you'll not only love yourself, but you'll be eager to show off to your friends and family. But this is a practical dwelling-place, too. There's plenty of convenient storage space, and the development offers off-street resident parking and on-site bike storage.

This is far more than just a perfect living space, though. It's also located to meet all your needs. Three stations are within a very short walk — Mile End and Bow Road Tube stations and Bow Church on the Dockland Light Railway. Between them, these offer short rides to the City and Canary Wharf, while the three Underground lines (Central, District and Hammersmith & City) will take you easily to any part of London you might want.







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Ground Floor

Approximate Gross Internal Area
1245 sq ft (116 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuations. copyright: www.rpphotos.co.uk



BUTLER & STAG

☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ 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.