Hereford Road, London, E3

BUTLER & STAG

**Guide Price £450,000 - £475,000**
**Nestled on the first floor of Rosegate House within the Bow Central development, this impeccably renovated 2-bedroom, 2-bathroom apartment offers a blend of modern style and comfort. Featuring a balcony that enhances both views and outdoor living, this residence also includes the luxury of its own allocated parking space, ensuring convenience and security in its East London location.**

# Leasehold

- Fully Renovated To An Exceptional Standard
- Two Bedrooms
- Two Bathrooms
- Allocated Parking Space
- First Floor Modern Apartment
- Gated Development
- Lift Access to All Levels / Bicycle Storage
- EWS1 Compliant

Situated in the vibrant neighborhood of Bow, Rosegate House enjoys a prime location with easy access to everything the city has to offer. Situated just moments away from Bow Road and Mile End tube stations, commuting to central London and beyond is a breeze. Explore the eclectic mix of cafes, restaurants, and boutiques that line the streets of Roman Road, or venture into nearby Victoria Park.

Step into your new home and be greeted by a bright and spacious living area, flooded with natural light from large windows. The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating a welcoming space perfect for entertaining.

The modern kitchen is equipped with integrated appliances, sleek countertops, and ample storage space.

The apartment features two generously sized bedrooms, each offering a peaceful retreat. With plush carpeting, ample closet space, and plenty of natural light.

# Rosegate

Approx. Gross Internal 63.8 Area Sq M ( 686.4 Sq Ft )

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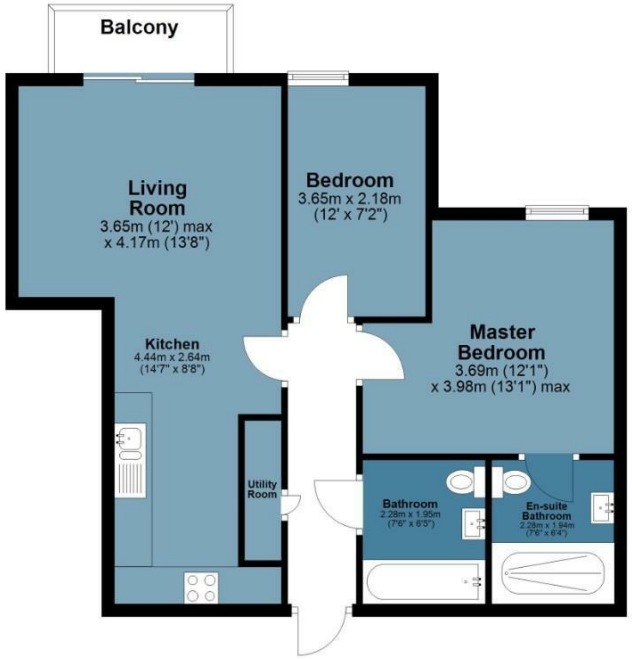
## First Floor

Approx. 63.8 sq. metres (686.4 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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