Bolinder Way, London, E3

BUTLER & STAG

Guide Price £300,000 - £325,000
Located on the eighth floor of Gunnel Court within the prestigious Bow River Village waterside development, this larger-than-average one-bedroom apartment offers an impressive 576 sq/ft of stylish, contemporary living space. Thoughtfully designed with comfort and functionality in mind, the property benefits from a bright and spacious layout. Set in a sought-after riverside location, it combines modern urban living with a peaceful, scenic setting.

Leasehold

- Eighth Floor Apartment - Stunning Views Across East London's Skyline
- 576 Sq/Ft Internal Living Space
- Private Balcony
- Open Plan Concept Living
- Stylish Bathroom and Kitchen
- Lift Access To All Levels
- Lanscaped Gardens
- Waterside Complex

Welcome to this contemporary 1-bedroom apartment. Upon entering, you're greeted by an inviting living space adorned with high ceilings that amplify the sense of space and light. Large windows frame scenic views of the landscaped gardens, infusing the room with natural sunlight and creating a welcoming ambiance.

The open plan kitchen is elegantly designed with modern appliances, ample storage, and sleek countertops. The bedroom exudes comfort and tranquility, providing a cozy haven for relaxation.

A major highlight of this apartment is its proximity to the Stanstead Mill Steam Canal, offering residents the opportunity to explore nature trails, enjoy leisurely walks, or partake in recreational activities along the tranquil waterfront.

Brilliantly located just a few minutes walk away from Bromley-by-Bow tube station and within short walking distance from a gym, bus links, a large Tesco, green spaces, numerous pubs, restaurants and cafes.

Across the river there is an array of local amenities being built, which will include new bars and restaurants, schools and nursery's as well as other commercial units. This will be access for a footbridge and will add amazing value to the area.

Gunnel Court

Approx. Gross Internal Area 53.6 Sq M (576.6 Sq Ft)

Eighth Floor

Approx. 53.6 sq. metres (576.6 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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