



Matilda Gardens, London, E3

BUTLER & STAG



**This two-bedroom apartment in Bow offers not only a contemporary and stylish living space but also the luxury of a private balcony over looking lush landscaped gardens - an exceptional find in this vibrant neighbourhood.**



## Leasehold

- Third Floor Modern Apartment
- Walking Distance To Victoria Park
- Private Balcony Over Looking Landscaped Gardens
- Off Street Parking Available
- Two Bedrooms
- 661 Sq/Ft Of Living Space
- EWS1 Compliant
- Close To Bow Road Underground & Bow Church DLR

As you step inside this contemporary residence, the living area welcomes you with abundant natural light, creating a warm and inviting atmosphere. The kitchen boasts modern appliances, ample counter space, and stylish cabinetry. The apartment boasts a large private balcony, creating a fantastic outdoor extension to the main living area.

The apartment offers two generously sized bedrooms, each designed with comfort and relaxation in mind. The second bedroom is perfect for guests, a home office, or as a space for your hobbies. Completing the property is a modern bathroom, and ample storage space throughout.

Situated in the heart of Bow, you'll have easy access to an array of amenities. From trendy cafes and restaurants to local shops and markets, everything you need is right at your doorstep. Excellent transportation links, including the Bow Road and Mile End Underground stations, make it a breeze to explore the rest of London.

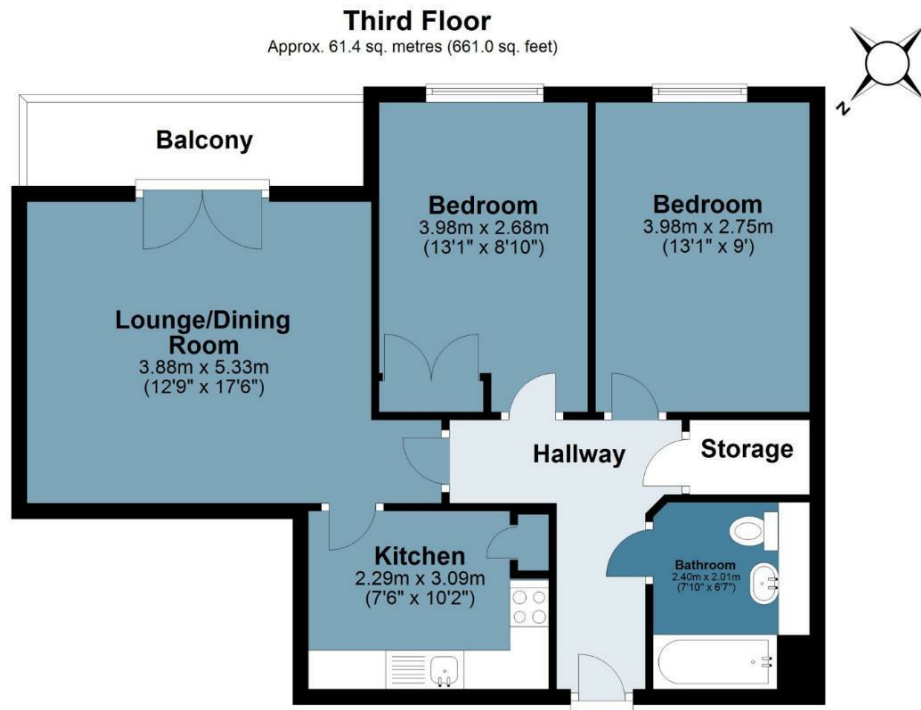




## Garway Court

Approx. Gross Internal Area 61.4 sq. metres ( 661.0 sq. feet)

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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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