



Nicholson Square, London, E3

BUTLER & STAG





**A striking two-bedroom, two-bathroom duplex apartment of over 1,200 sq ft, this home blends contemporary design with generous proportions and waterside living. Set within the desirable Bow River Village development, it boasts a dramatic mezzanine living space overlooking the canal, floor-to-ceiling windows that flood the interiors with light, and a rare private outdoor terrace.**



## Leasehold

- Two Double Bedrooms
- Private Underground Parking
- Mezzanine Living Space
- Close To Bromley-By-Bow Station
- Two Bathrooms
- Private Terrace Front & Rear
- Canal Views
- EWS1 Compliant

From the moment you step inside, the scale and design of this apartment make an impression. The open-plan reception is framed by dramatic floor-to-ceiling windows, creating a wonderfully bright and inviting living space. Doors lead out to the private terrace, a tranquil spot that brings the outdoors into everyday life.

Upstairs, the mezzanine level offers a flexible second living space – perfect as a lounge, work-from-home area, or creative studio – with striking views across the canal and down to the reception below.

The principal bedroom is generously sized and benefits from a stylish en-suite bathroom, while the second double bedroom is equally well-proportioned and served by a sleek family bathroom. Throughout, the finish is contemporary and considered, with high-quality flooring, fixtures and fittings.

Situated within Bow River Village, residents enjoy riverside living in a vibrant and well-connected pocket of East London. The towpaths of the River Lea and Limehouse Cut offer direct access to Victoria Park, Hackney Wick and Stratford, while local shops and cafés provide convenience close by.

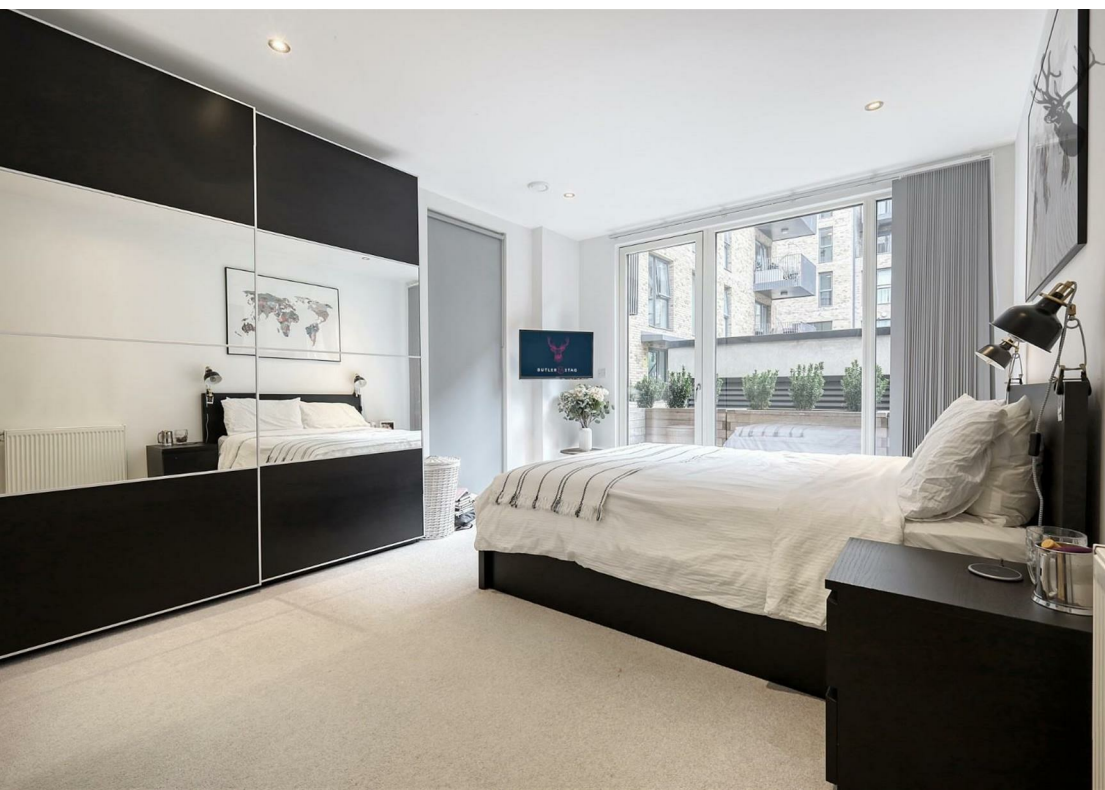
### Transport

Excellent connections make commuting effortless:

Bromley-by-Bow Underground (District & Hammersmith & City lines)  
Bow Road Underground (District & Hammersmith & City)  
Devons Road DLR for Canary Wharf and the City  
Cycle routes along the canal into Stratford, Hackney and beyond



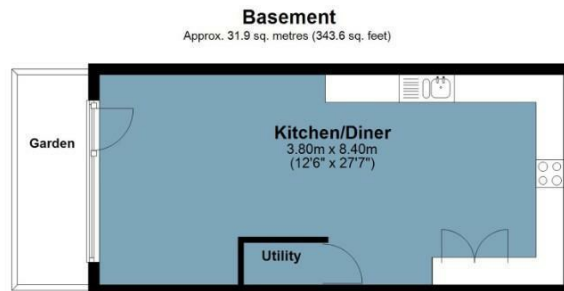
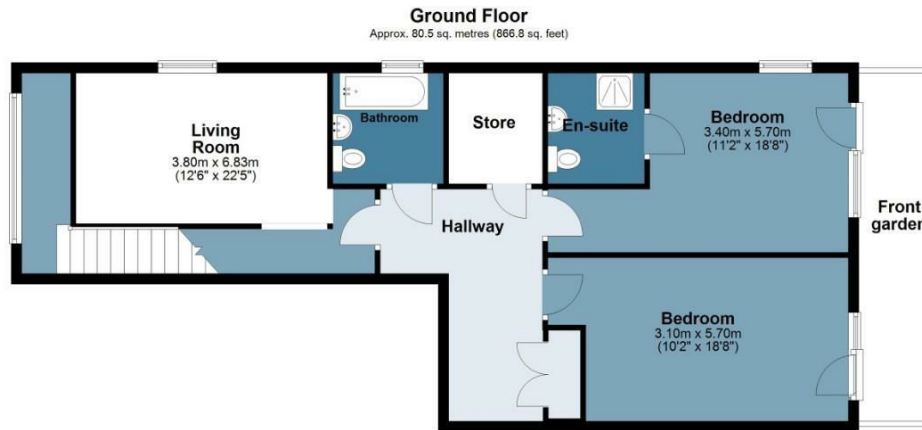




## Staith Court

Approx. Gross Internal Area 112.4 Sq M ( 1210.4 Sq Ft )

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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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