



Anderson Square, London, E3

BUTLER & STAG



**Guide Price - £340,000 to £350,000**

**Welcome to this contemporary 1-bedroom apartment nestled in the vibrant neighborhood of Bow, boasting an enviable location close to the picturesque canal. Positioned on the top floor, this residence offers a unique blend of modern living and natural beauty.**



## Leasehold

- Top Floor Apartment
- Full Width Private Terrace
- Landscaped Gardens
- Lift Access To All Levels
- Stylish & Contemporary Interiors Throughout
- High Ceilings
- Waterside Complex
- One Bedroom

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 surrounding area, infusing the room with natural sunlight and creating a welcoming ambiance.

The kitchen is a chef's delight, elegantly designed with modern appliances, ample storage, and sleek countertops. It offers a perfect setting for culinary endeavors while enjoying the scenic backdrop outside.

The bedroom exudes comfort and tranquility, providing a cozy haven for relaxation. Thoughtfully designed with comfort in mind, it offers a peaceful retreat after a busy day.

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.





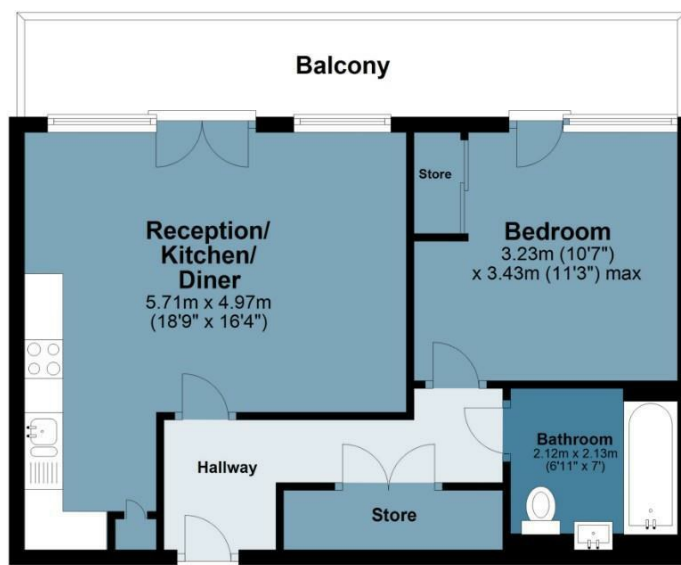
## Vallans Court

Approx. Gross Internal Area 46.3 Sq M ( 498.8 Sq Ft )

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### Fourth Floor

Approx. 46.3 sq. metres (498.8 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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