



Pancras Way, London, E3

BUTLER & STAG



Guide Price £425,000 - £450,000
Welcome to this large, well presented two-bedroom, two-bathroom, second-floor apartment located in the vibrant neighbourhood of Bow. This stunning residence offers a generous living space, designed to provide both comfort and style.



Leasehold

- Two Double Bedrooms
- Secure Underground Parking Space
- On-Site Concierge
- EWS1 Compliant
- Second Floor Apartment
- Two Bathrooms
- Lift To All Floors
- 980 Year Length Lease
- South Facing Private Balcony
- Close To Victoria Park

The apartment boasts a spacious open-plan living and dining area, perfect for entertaining guests.

The contemporary kitchen is fully equipped with sleek counter-tops, high-end appliances and ample storage.

Both bedrooms are well-proportioned, with large windows allowing for plenty of natural light. The principal bedroom includes an en-suite bathroom for added convenience.

The apartment features two modern bathrooms, each designed with quality fixtures and fittings, ensuring a luxurious experience.

Enjoy the outdoors from your private south-facing balcony, ideal for soaking up the sun or enjoying your morning coffee.

Benefit from the added security and convenience of your own concierge service underground parking space, a rare find in this area.

Situated in Bow, this apartment offers easy access to local amenities, parks, and excellent transport links, ensuring you're well-connected to the rest of the city.

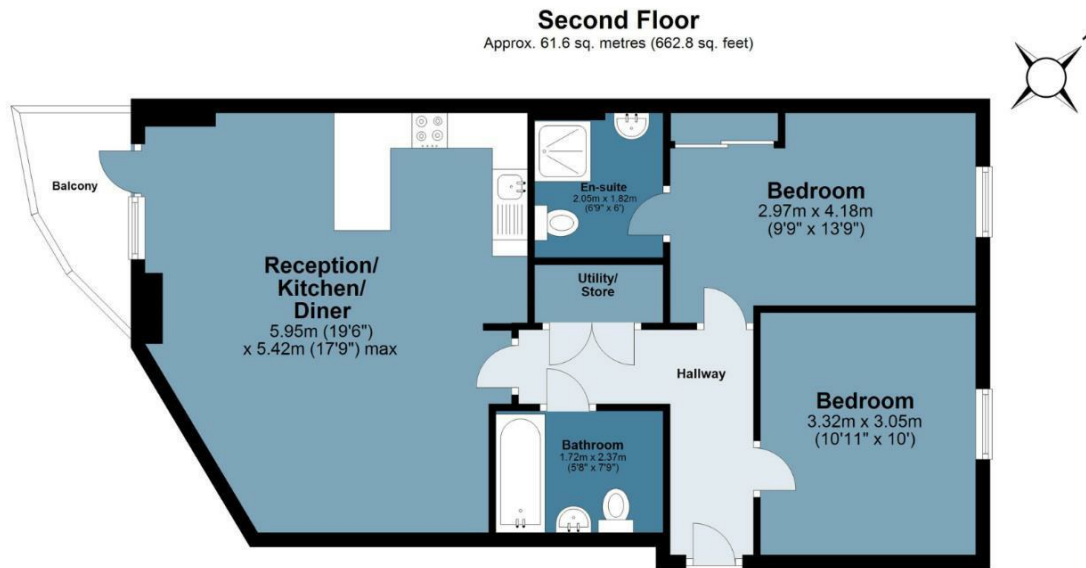




John Bell Tower

Approx. Gross Internal Area 61.6 sq. metres (662.8 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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