# Dace Road, London, E3

BUTLER & STAG

**Guide Price £550,000 - £600,000**
**Nestled in the heart of Iron Works - Fish Island, this exquisite 2-bedroom, 2-bathroom apartment offers 936 Sq/Ft of unparalleled waterside living space with views that redefine urban tranquillity.**

# Leasehold

- 936 Sq/Ft Internal Living Space
- Waterside Development
- Two Double Bedrooms
- Large Island
- Private Balcony
- Open-Concept Living / Modern Sleek Finishes Throughout
- Two Bathrooms
- Under Floor Heating

As you enter, you'll be greeted by an expansive open living area, perfect for entertaining or relaxing. The contemporary design features sleek finishes and abundant natural light, creating an airy and inviting atmosphere throughout. The chef-inspired kitchen boasts top-of-the-line appliances, ample storage, and a large island, making it ideal for both meal prep and social gatherings.

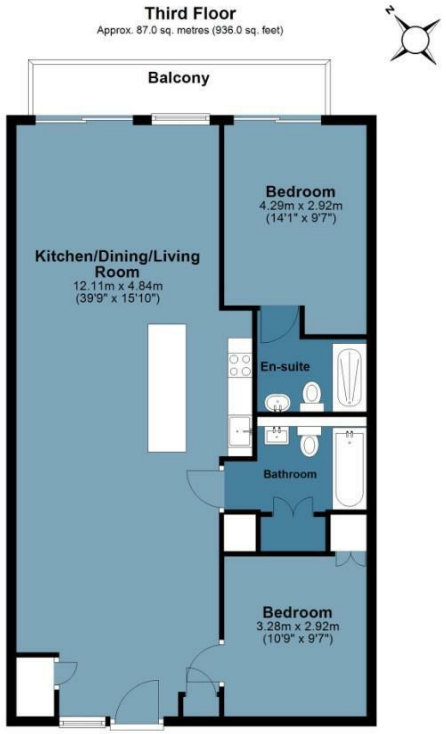
The principal bedroom offers a tranquil retreat with an en-suite featuring luxurious fixtures. The second bedroom is equally spacious, with easy access to the second bathroom, which is designed with modern aesthetic in mind.

Step outside to your own private balcony, offering a peaceful spot to unwind while enjoying beautiful waterside views.

Perfectly situated in a vibrant neighbourhood, this home offers both comfort and accessibility. Located close to Hackney Wick, Victoria Park, and the iconic Queen Elizabeth Olympic Park, this apartment offers the best of both modern living and easy access to key local attractions.

# Iron Works

Approx. Gross Internal Area 87 Sq M ( 936 Sq Ft )




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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