

Merchants Walk, Bow, E3
London

Guide Price £450,000-£475,000



Merchants Walk, Bow, E3

London

Nestled in the vibrant area of Barry Blandford Way, London, this exquisite sixth floor apartment offers a perfect blend of modern living and comfort. Spanning an impressive 840 Sq/Ft, this property boasts two well-appointed bedrooms and two stylish bathrooms, making it an ideal choice for families or professionals seeking a spacious home.

- Panoramic Views
- Expansive Private Balcony
- Landscaped Gardens / Bicycle Storage / Secure Entry System / Lift Access To All Levels
- 840 Sq/Ft Internal Living Space
- Two Bedroom Apartment | Two Bathrooms
- Private Allocated Underground Parking Space
- Devons Road DLR Station A Moments Walk Away
- Open Plan Concept Living



GUIDE PRICE £450,000 - £475,000

As you enter, you are greeted by a spacious and airy open-plan kitchen and reception area, designed for both relaxation and entertaining. The high finish throughout the property reflects a commitment to quality and contemporary style, ensuring that every corner of your new home is both functional and aesthetically pleasing.

One of the standout features of this remarkable residence is its expansive private balcony, which provides breath-taking views of Canary Wharf and is perfectly positioned to enjoy the south-western sun. This outdoor space is perfect for al fresco dining or simply unwinding after a long day, offering a serene escape in the heart of the city.

This residence boasts two double bedrooms, with the principle being complimented by an en-suite bathroom, ample storage in both and floor to ceiling windows, flooding the rooms with natural light.

Located in a prime urban location, this residence places you within easy reach of local cafes, restaurants, and parks, ensuring that every convenience is just steps away. Not only is this development so well connected for public transport, the property is inclusive of a private underground parking space, offering you commute versatility. With its modern design, serene views, and prime location, this apartment at Merchants Walk is truly a place to call home.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:







Grenfell Court, E3

Approx Gross Internal Area : 78 sq m / 840 sq ft

BUTLER & STAG



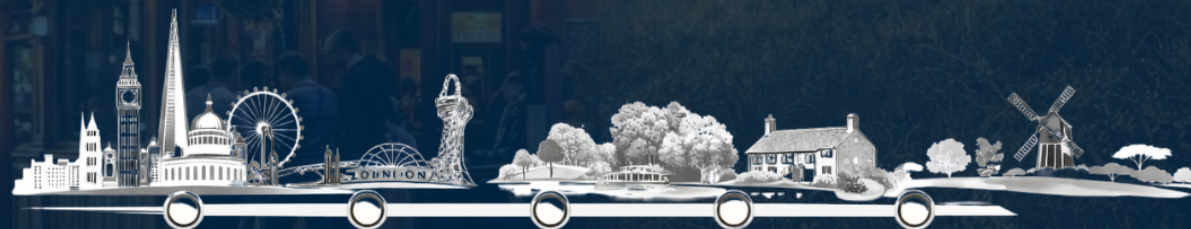
Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

© @ Maison VUE | www.maisonvue.com

FROM EAST LONDON ENERGY TO WEST ESSEX EASE

We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



LONDON STRATFORD SOUTH WOODFORD BUCKHURST HILL LOUGHTON EPPING BEYOND

Like what you see? Let's talk

Book your **FREE** valuation now



020 8102 1236

london@butlerandstag.com

508 Roman Road, Bow, London, E3 5LU

butlerandstag.uk

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.

BUTLER  STAG

