

Vallans Court, Bow River Village, E3

CHAIN FREE

DAVID GREENSLADE

T: 02080 500 252

E: david.greenslade@expuk.com

https://davidgreenslade.exp.uk.com





Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

CHAIN FREE. Riverside apartment living with the feel of a house. Freshly decorated and ready for the new owner.

There is something distinctive about this one bedroom duplex apartment at Vallans Court in Bow River Village. Arranged over two levels, it gives living and sleeping space their own place, creating the feel of a house within the convenience of a modern apartment. Fresh decoration makes it easy to picture moving straight in, while views towards the River Lea are a welcome reminder of its waterside setting.

Living at Bow River Village means being able to slow the pace without losing touch with the city. Step outside for a morning run beside the water, a weekend cycle ride or an evening stroll along the riverside paths. Three Mills Green is close by, with Mile End Park, Victoria Park and Queen Elizabeth Olympic Park offering even more space to explore.

Weekends can take you towards Hackney Wick for waterside cafés, independent food spots and places such as CRATE and Barge East. For everyday essentials, there is a nearby Tesco Superstore; for a bigger shopping trip, dining or a film, Westfield Stratford City is within easy reach.

Well connected for work and leisure, the apartment is close to Bromley-by-Bow station, served by the District and Hammersmith & City lines. Bow Church DLR provides another option for journeys towards Stratford and Canary Wharf, while connections through the wider network make the City easy to reach.

With its house-like layout, River Lea views and a location that balances green space with city life, this chain-free home offers a refreshing way to live in East London.

Service Charge £2,149 - (Paid monthly at £179)

Ground Rent £200 - (Paid Yearly)


DAVID GREENSLAD
exp UK


DAVID GREENSLAD
exp UK


DAVID GREENSLAD
exp UK


DAVID GREENSLAD
exp UK


DAVID GREENSLAD
exp UK


DAVID GREENSLAD
exp UK


DAVID GREENSLAD
exp UK

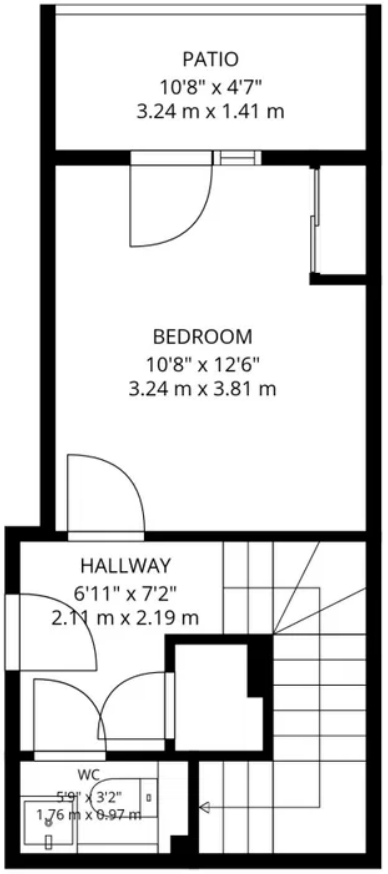

DAVID GREENSLAD
exp UK



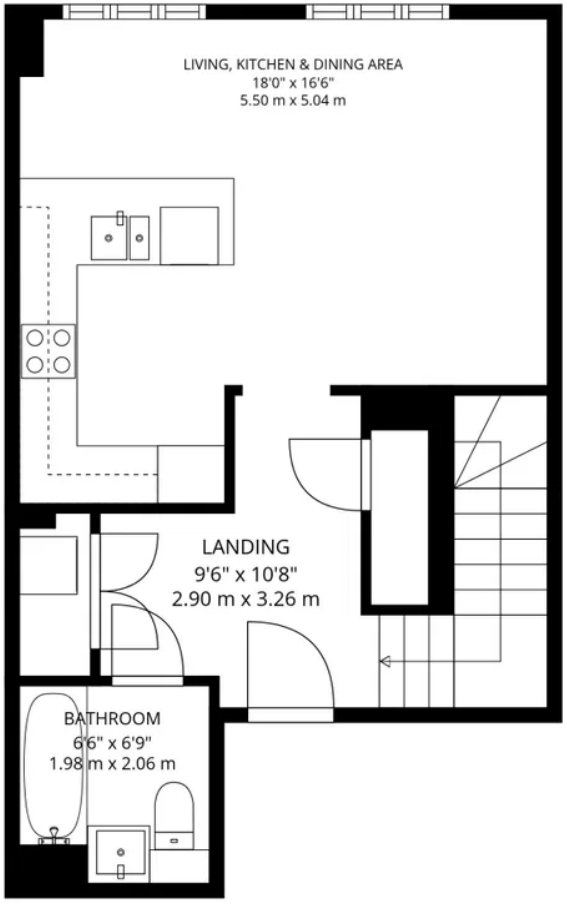








LOWER GROUND FLOOR



GROUND FLOOR

Total: 728 sq. Ft, 68 m2

Lower Ground Floor: 264 sq. Ft, 25 M2, Ground Floor: 464 sq. Ft, 43 m2

Excluded Areas: Patio: 49 sq. Ft, 5 M2, Walls: 89 sq. Ft, 8 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

N