



BUTLER & STAG

Distillery Building, Bow, E3
London

Guide Price £400,000



Flat 605

Distillery Building, London

- One Bed Apartment
- Top Floor
- Private South Facing Balcony
- Beautifully Well Presented
- Lift Access
- Seconds From Hackney Wick
- Stunning Canary Wharf & City Views
- EWS1 Compliant





Guide Price – £400,000 to £425,000

This beautifully well presented one bedroom apartment occupies a desirable top floor position, offering a stylish and contemporary retreat moments from the vibrant heart of Hackney Wick. The thoughtfully designed interior welcomes you with a generous open-plan living and dining area, where natural light pours in through large windows, creating an inviting atmosphere for relaxing evenings or entertaining friends. The modern kitchen is finished to a high standard, featuring sleek cabinetry and integrated appliances that make every-day living both convenient and enjoyable. The spacious double bedroom is a peaceful sanctuary with ample room for storage, while the elegant bathroom boasts quality fittings and a calming ambience, perfect for unwinding after a long day. Residents will appreciate the added comfort and security of lift access, making the apartment easily accessible for all. One of the standout features of this home is the private south facing balcony, providing an exceptional setting to enjoy panoramic views across Canary Wharf and the City skyline, an inspiring backdrop for both work and leisure. The apartment's EWS1 compliance offers peace of mind, ensuring that the building meets current fire safety standards. With Hackney Wick's eclectic mix of independent cafes, creative spaces, and excellent transport links just seconds away, this property combines the best of modern city living with a strong sense of community and connectivity. Ideal for first time buyers, professionals, or those seeking a stylish London base, this top floor apartment promises a superb lifestyle in one of East London's most dynamic neighbourhoods.

Council Tax band: C

Tenure: Leasehold



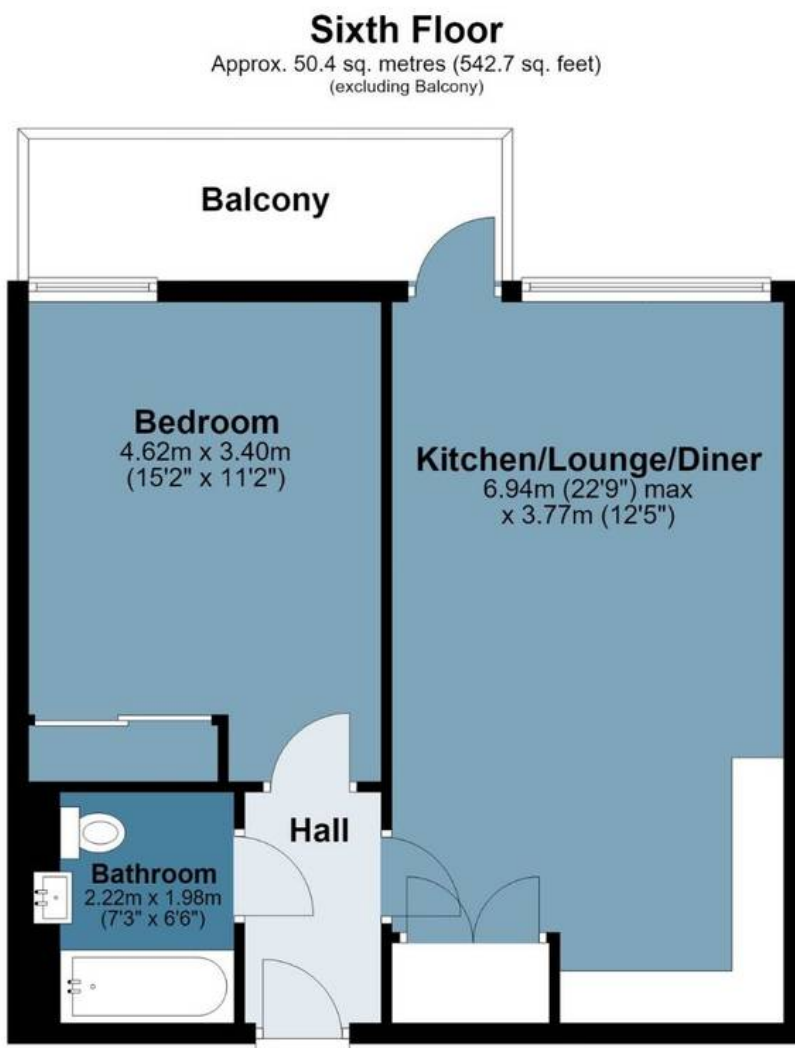




Hart Yard

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Approx. Gross Internal Area 50.4 sq. metres (542.7 sq. feet)



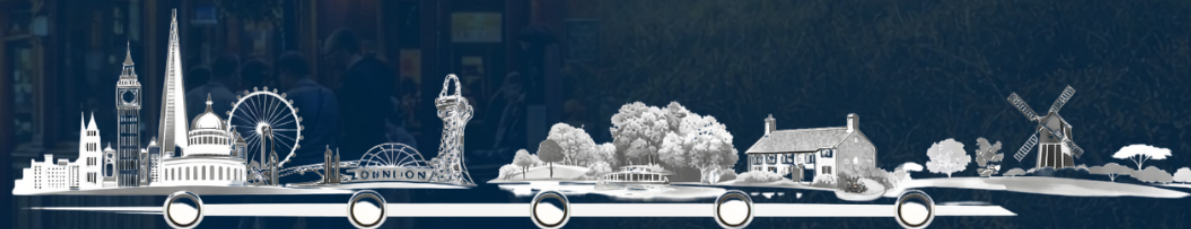
Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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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.



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Like what you see? Let's talk

Book your **FREE** valuation now



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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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