



GUIDE PRICE £325,000
Kara Court, Caspian Wharf, E3

DAVID GREENSLADE
exp

02080 500 252
david.greenslade@expuk.com
<https://davidgreenslade.exp.uk.com>



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Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Chain Free. Kara Court. A superb one bedroom, 3rd floor apartment with balcony and **secure underground parking**. Located in the sought after and **pet friendly**, Berkeley Homes built Caspian Wharf development next to the Limehouse Cut.

The apartment also benefits from access to the 24 hour concierge, secure bike storage, communal gardens and an on-site gym (monthly membership fee applies).

Offering a spacious open-plan lounge/kitchen with integrated appliances and offering direct access to the balcony. The apartment boasts a generously sized bedroom with built in wardrobes. The bathroom is modern and fully tiled. All the living spaces have floor to ceiling windows. There is also underfloor heating throughout. There is ample additional storage in the hallway.

The apartment also benefits from access to the 24 hour concierge, secure bike storage, communal gardens and an on-site gym (monthly membership fee applies).

This superb apartment is perfectly situated to take advantage of excellent transport links and local amenities: Just a short walk to Devons Road and Langdon Park DLR stations, and a 10 minute walk to Bromley-By-Bow (District and Hammersmith & City Lines).

Located in the vibrant and diverse Bow area, you will enjoy a strong sense of community and a variety of local amenities. The property is just moments from Limehouse Cut and The River Lea, where you can take peaceful walks along the banks. Additionally, the Queen Elizabeth Olympic Park, Bartlett Park and Victoria Park are nearby, offering excellent sporting, leisure, and outdoor activities.

Local Amenities: An abundance of local cafes including Saffi, Les Miches and the Poplar Union along with a Tesco Express for your daily essentials. Just around the corner is The Angel Of Bow pub, a great place to meet with friends for an open mic night, Drag brunch or just a quiet drink with some food..

The DLR takes you to Stratford and Canary Wharf in a matter of minutes. Providing quick access to a wealth of shopping, dining and entertainment venues as well as easy access to the Elizabeth line, allowing surprisingly quick commutes into central London.

Green Spaces: Nearby parks and green spaces include Bartlett Park with a great café and bakery, Three Mills Park, Limehouse Canal, The Olympic Park and Victoria Park, offering plenty of opportunities for outdoor activities.

This property is a fantastic opportunity for: First Time Buyers as it offers a perfect entry into the property market and a strong investment opportunity with high rental demand in the area.



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Total: 579 sq. ft, 54 M2

Excluded areas: Balcony: 36 sq. ft, 3 M2, Walls: 56 sq. ft, 5 M2

Disclaimer: Floor plans are provided for guidance only, are not to scale and must not be relied upon as a statement of fact.
All measurements and areas are approximate and have been prepared in accordance with the current RICS Property Measurement.

