

DAVID GREENSLADE
PAYMENT
exp UK



Offers Over £325,000

Ceram Court, 10 Seven Seas Gardens, E3 3GW

DAVID GREENSLADE
exp

02080 500 252

david.greenslade@expuk.com

<https://davidgreenslade.exp.uk.com>



Bedrooms: 1 | Bathrooms: 1 | Reception: 1

Fully Refurbished 2 years ago & EWS1 compliant. A superb one bedroom apartment with a **large private courtyard and secure underground parking.**

Offering a spacious open-plan lounge/kitchen with integrated appliances and offering direct access to the courtyard. The apartment boasts a generously sized bedroom with built in wardrobes which also benefits from access to the courtyard. 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 and 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.



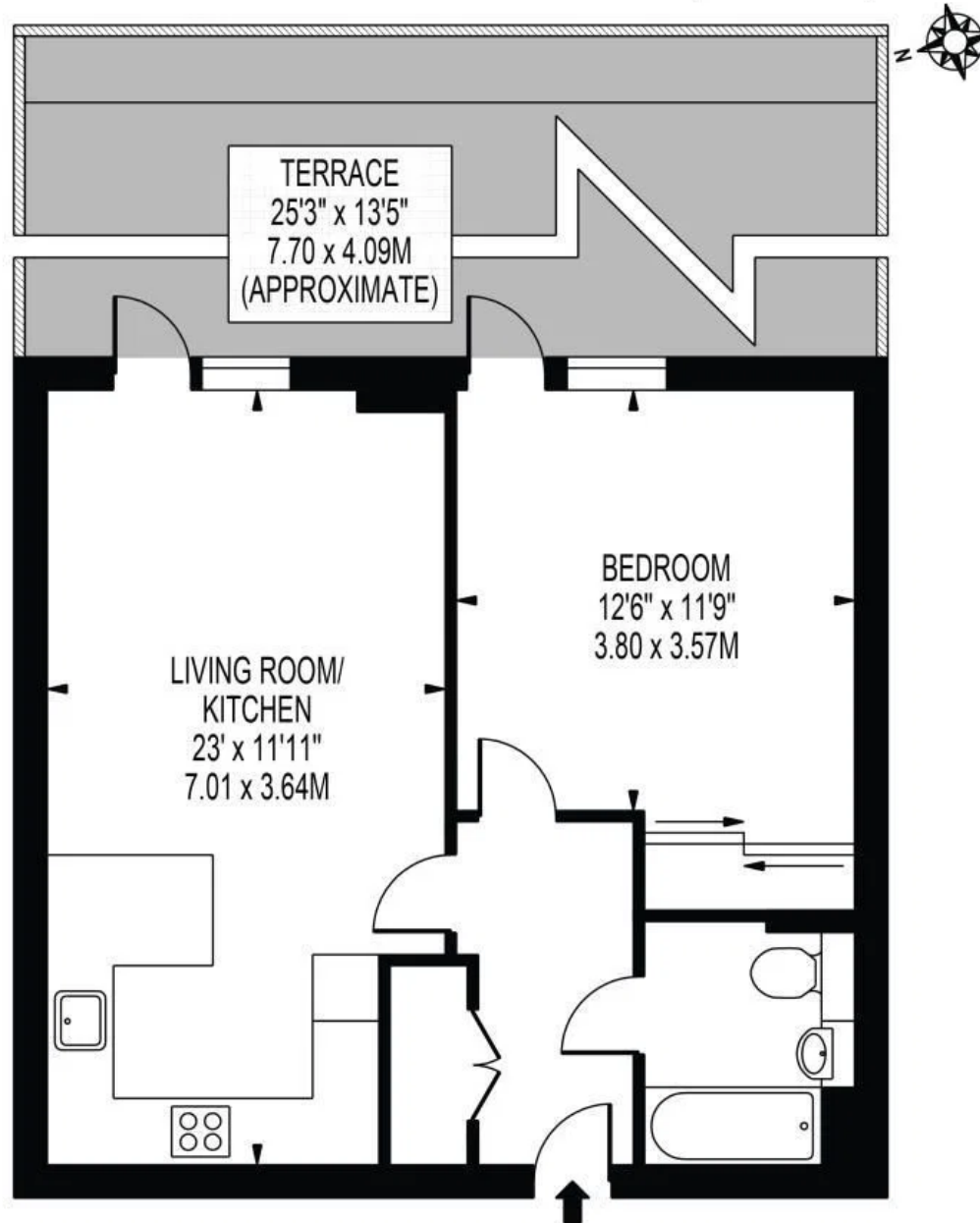






CERAM COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 552 SQ FT - 51.28 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.