

Augustine Bell Tower

7 Pancras Way, E3

Asking Price £550,000

A stylish two-bedroom apartment featuring contemporary interiors, a modern finish throughout and a private balcony, with excellent transport links and a secure private parking space within the building.

CHESTERTONS









Augustine Bell Tower

7 Pancras Way, E3

- 2 Bedrooms | 2 Bathrooms
- Approx. 1150 sq. ft of Internal Living Space.
- Private Balcony.
- Concierge available.
- Secure private parking space within development.
- Close to local shops, cafe's restaurants and everyday amenities.
- Bow Church DLR approx. 0.6-0.7 km.
- Bow Road Underground approx. 0.7 km.
- Stratford station approx. 1.7 km.

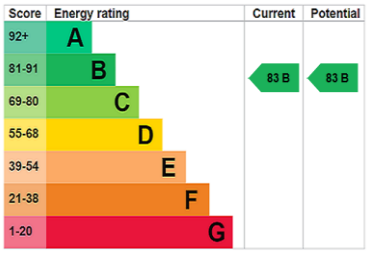


This well-presented 2-bedroom apartment offers contemporary urban living and benefits from a modern finish throughout, with stylish interiors creating a welcoming and comfortable living environment.

Residents benefit from the convenience of a communal concierge desk, adding to the practicality of everyday living within the development. The property enjoys its own secure private parking space with the potential for additional spaces within the development, subject to confirmation of availability and arrangements. The surrounding area offers an excellent selection of everyday amenities, including local supermarkets, independent shops, cafés, restaurants and other essential services. Nearby Roman Road Market provides a traditional East London shopping experience, while the open green spaces of Victoria Park are within easy reach, offering an ideal setting for walking, jogging, cycling and outdoor leisure. The wider Bow neighbourhood combines a lively local atmosphere with easy access to the amenities and employment centres of East London.

The property benefits from excellent transport links, with Bow Church DLR, Bow Road and Mile End Underground stations nearby, providing convenient connections to Stratford, Canary Wharf and central London. Local bus services offer further travel options, while Stratford provides access to Westfield shopping centre, the Elizabeth line and National Rail services, making this an ideal location for commuters and city living.

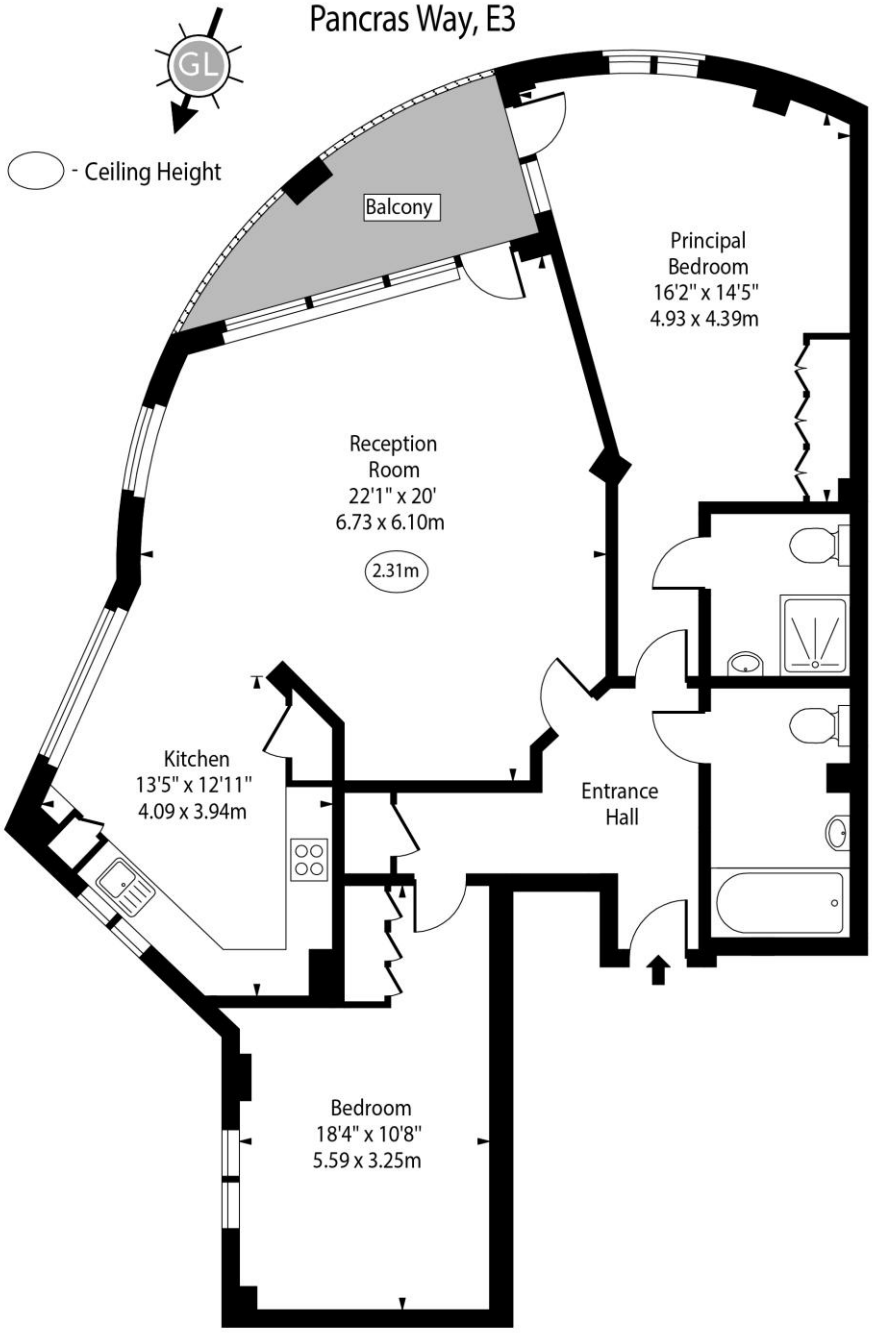
Tenure: Leasehold 977 years approx. remaining.
Service Charge: £5,821 pa approx. (Incl. Service Charge + Sinking Fund)
Ground Rent: TBC
Local Authority: Tower Hamlets
Council Tax Band: C



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Sixth Floor

Approx Gross Internal Area 1150 Sq Ft - 106.84 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
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