



Staith Court, Bow River Village, E3
Offers Over £600,000

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Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Commanding the top floor (4th) of Staith Court in the prestigious Bow River Village development, this exceptionally spacious **three-bedroom, two-bathroom penthouse with secure underground parking** offers an enviable East London waterside lifestyle. Designed with entertaining, comfort, and indoor-outdoor living in mind, this modern apartment delivers impressive proportions, elevated views, and remarkable connectivity.

Enjoy enhanced privacy, dual-aspect vistas, and light-filled interiors throughout this top-floor residence. The expansive open-plan lounge provides seamless access to the full-width principal balcony, directly overlooking The River Lea. This serves as a perfect backdrop for morning coffees, evening sundowners, and outdoor dining with friends and family. A private, secondary rear balcony offers flexible living and varied views throughout the day, accessible from both rear bedrooms.

The apartment features three genuine double bedrooms. The main bedroom includes an en-suite bathroom and direct access to the main terrace, while a modern family bathroom and extensive storage complete the thoughtful layout. The expansive open-plan reception and dining area is flooded with natural light and complemented by a contemporary fitted kitchen with integrated appliances.

Living at Staith Court means embracing a slower, scenic pace without sacrificing the pulse of the capital. Step outside onto the riverside towpath for morning runs, weekend cycle rides, or quiet evening strolls along the water. The property also benefits from secure underground parking, providing maximum peace of mind and convenience.

A short stroll takes you to local waterside establishments, including independent spots along the River Lea and Poplar Bakehouse, as well as the vibrant food and drink quarter at Hackney Wick. Enjoy traditional local charm at nearby historic pubs or explore craft breweries like CRATE and the river barge dining at Barge East. Explore Three Mills Green and Island right nearby, wander down to Mile End Park, or head slightly further north to Victoria Park and Queen Elizabeth Olympic Park. A large Tesco Superstore is just moments away for effortless daily essentials, while world-class retail and leisure at Westfield Stratford City are just one stop away on the Underground.

Unbeatable Transport Links:

- Bromley-by-Bow Station (District & Hammersmith & City lines) is just a 4-minute walk away, offering fast, direct connections to the City (Liverpool Street), Farringdon, and the West End.
- Bow Church DLR is easily accessible for seamless commutes into Canary Wharf and Stratford.
- The property offers direct vehicle access via the nearby A12/A13, along with traffic-free cycle routes into Canary Wharf, Stratford, and Central London along the waterways.

This penthouse represents a fantastic opportunity to acquire a spacious, modern home in a desirable waterside location with excellent connectivity.

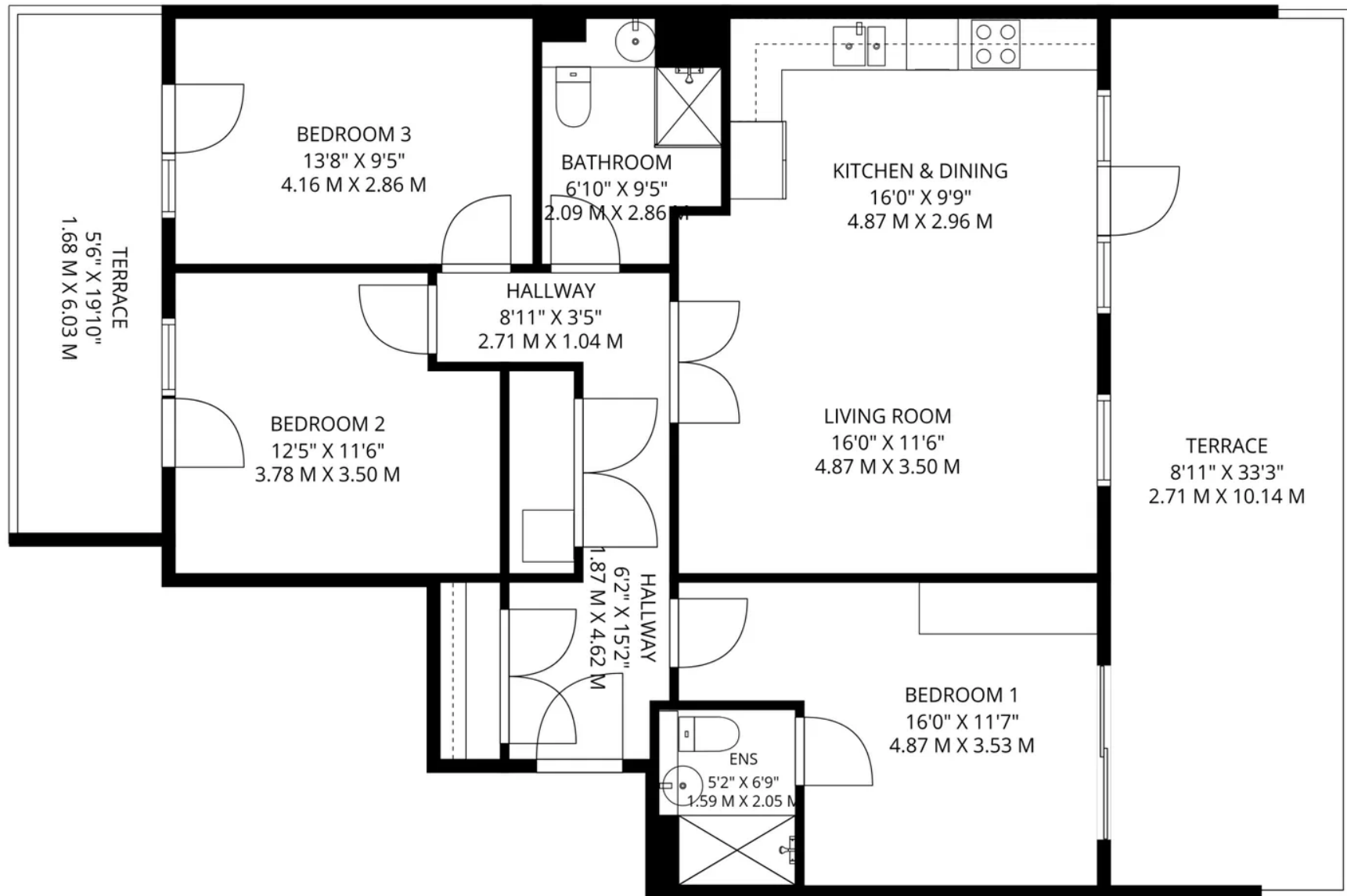


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Total: 1003 sq. Ft, 93 m2

Ground Floor: 1003 sq. Ft, 93 m2

Excluded Areas: Terrace: 403 sq. Ft, 37 M2, Walls: 79 sq. Ft, 8 m2

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

