



2 Pancras Way, London, E3

BUTLER & STAG



**Superb two bedroom sixth floor apartment in a popular development perfectly positioned for transport links and amenities.**



- Excellent Two Bedroom Apartment
- Two Bathrooms
- Open-Plan Kitchen / Living Space
- West-Facing Balcony
- Close to Transport Links
- Victoria Park and Roman Road Nearby
- Part Furnished
- Available from 14th February 2026

With Victoria Park and Roman Road only a short distance away, you really do have the best of East London on your doorstep. The Heart of Bow development is conveniently located for Bow Road and Bow Church stations, for quick access into Central London and Canary Wharf.

The apartment itself is in excellent modern order throughout and comprises of two double bedrooms (one en-suite), a main bathroom and a gorgeous open-plan kitchen / living space which leads out to a west-facing balcony with city skyline views.

Offered part furnished and available from 14th February 2026, this property would make the ideal next home for a couple or two professional sharers.

Allocated parking is offered via separate negotiation, subject to availability.

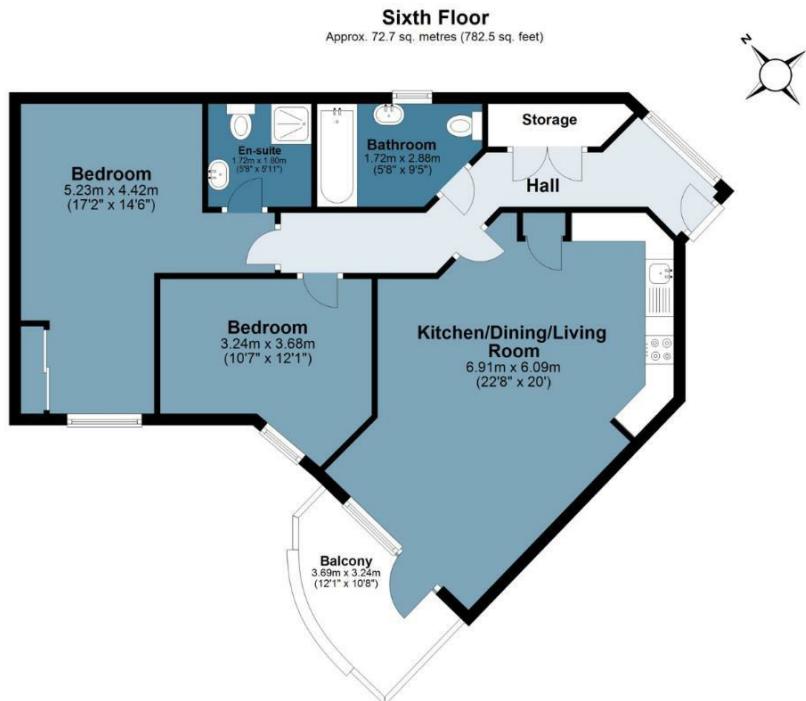
EPC Rating B  
Council Tax Band D



## Fabian Bell Tower

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Approx. Gross Internal Area 72.7 sq. metres (782.5 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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**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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020 8102 1236

508 Roman Road, Bow, London, E3 5LU

[bow@butlerandstag.com](mailto:bow@butlerandstag.com)

[www.butlerandstag.uk](http://www.butlerandstag.uk)