



Beale Place, London, E3

BUTLER & STAG



**Guide Price £450,000 - £475,000**  
**Set within a modern development in Bow, this impressive dual-aspect two-bedroom apartment in Emerald Court offers 816 Sq/Ft of well-designed living space, perfectly suited for contemporary city living.**



## Leasehold

- First Floor Dual Aspect Apartment
- Two Double Bedrooms
- Open Plan Concept Living
- Bicycle Storage
- Expansive Private Balcony
- 816 Sq/Ft Internal Living Space
- Old Ford Primary Academy School Close By
- Lift Access To All levels

The property boasts a bright and spacious open-plan reception area, enhanced by floor-to-ceiling windows that flood the space with natural light and provide access to a substantial private balcony. The dual-aspect layout further enhances the sense of space and light throughout.

The apartment comprises two generously sized double bedrooms, both with built-in wardrobes, alongside a sleek and modern family bathroom. Finished to a high standard, the property combines style and practicality. Completing the property are useful internal storage cupboards, ideal for housing cleaning equipment, coats, or general household items, helping to maintain a tidy and well-organized living space.

Emerald Court is enviably positioned just moments from the expansive green spaces of Victoria Park, one of East London's most sought-after outdoor destinations, while the vibrant Roman Road Market offers an array of independent shops, cafés, and local amenities right on your doorstep.

The location also benefits from excellent transport links, providing easy access into the City, Canary Wharf, and beyond, further enhancing its appeal as a prime East London residence.

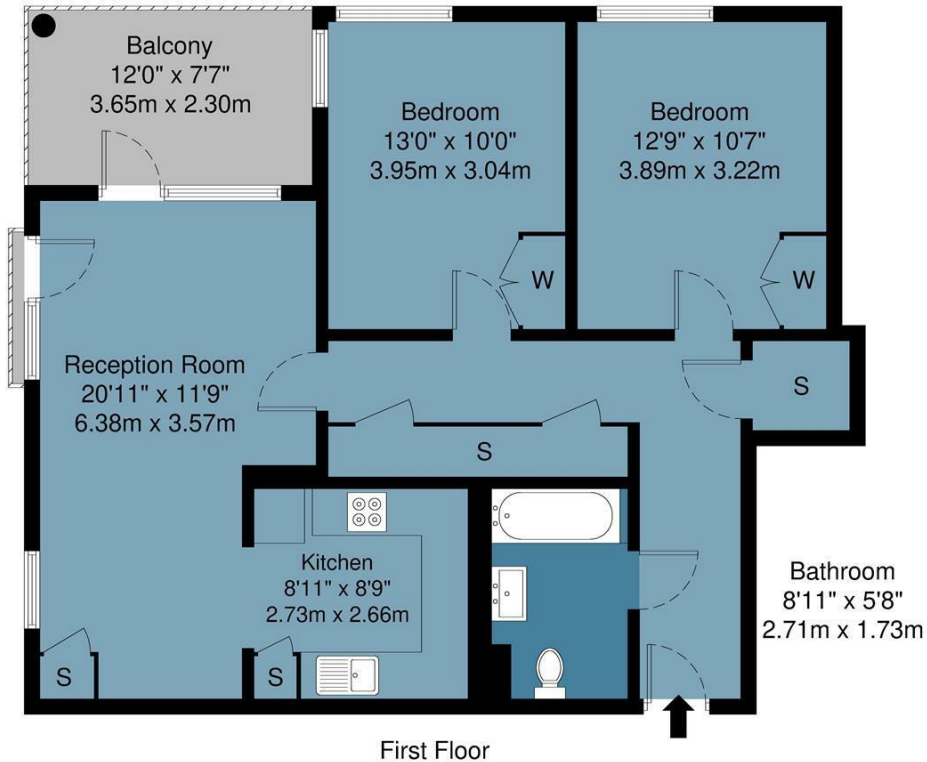




**Emerald Court, E3**

Approx Gross Internal Area : 75.9 sq m / 816 sq ft

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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.