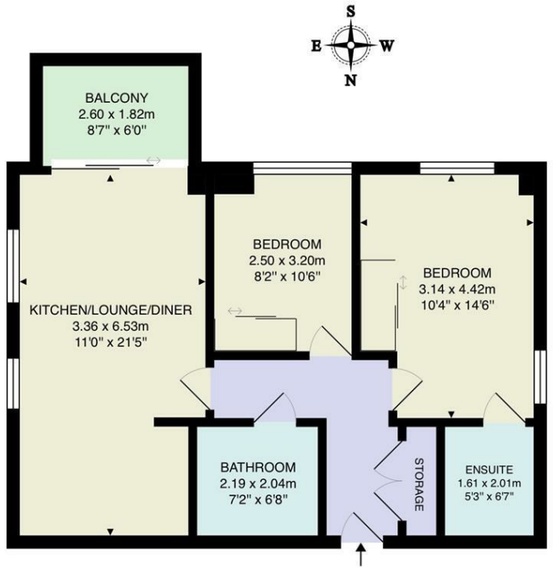
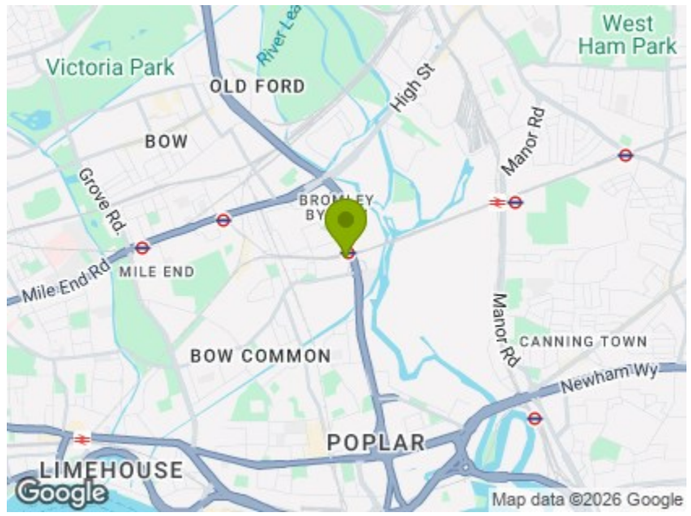
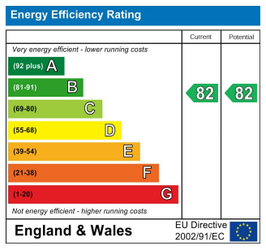


TWENTY FIRST FLOOR

Total Area (Excluding Balcony): 60.8 m² ... 655 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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0203 369 6444

E17 & E10
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2 Bed Flat

Features:

- Two Bed Apartment
- Two Bathrooms
- Incredible Skyline Views
- 21st Floor
- Balcony
- Concierge
- Residents Gym
- Close To Bromely By Bow Station
- Easy Access to The City

A two bedroom, two bathroom, twenty first floor balcony apartment, perched just below the pinnacle of landmark Marner Point. You're just a few steps from Bromley by Bow station and the River Lea, and a half hour stroll to the Thames.

From your splendidly elevated balcony you have striking, panoramic views all the way to the horizon and the classic City skyline.

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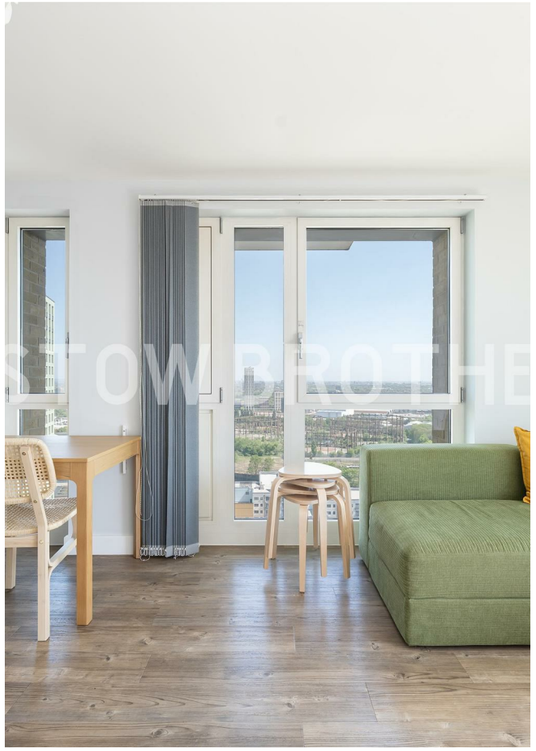

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IF YOU LIVED HERE..

Your dual aspect, 220 square foot kitchen, lounge and diner is the undeniable heart of things. Not only do you have that glorious balcony, letting light pour in, but floor to ceiling windows along the other aspect frame similarly impressive views. Ash blonde engineered hardwood flows in from the hallway, while your kitchen's immaculately decked out in seamless glossy white cabinetry and smoky grey worktops, across from the balcony.

Elsewhere your principal bedroom sits resplendent in five star style, with floor to ceiling window opening up that incredible vista, soft pastel colour scheme and fitted wardrobes. There's an en suite here too, with walk in rainfall shower, oversized cream tilework and rich timber trim. Bedroom two's another double, your second bathroom is as smart as the first, and there's some handy extra storage in the hallway.

Bromley by Bow station is just moments from your new front gates. From here the District and Hammersmith & City tube lines will get you swiftly to the South Bank and Liverpool Street respectively. Your door to door City commute could easily be under a quarter of an hour. Riverside strolls along the Lea begin less than half a mile away, while the great green expanse of the Queen Elizabeth Olympic Park is just twenty minutes on foot.

WHAT ELSE?

- Mile End station is just two stops or twenty five minutes away, for the famously speedy Central and Elizabeth lines, opening up whole new swathes of the capital.
- Marner Point reception is as strikingly stylish as the rest of the development, with a welcoming atrium and 24 hour concierge. There's also a residents only gym.
- The comprehensive, varied nightlife of Stratford is around a half hour stroll away, along with the tremendous shopping and leisure giant of Westfield.

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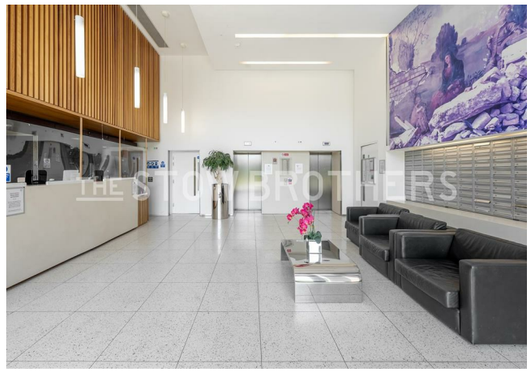

KITCHEN/LOUNGE/DINER
11'0" x21'5"

BALCONY
8'6" x 5'11"

BEDROOM
8'2" x 10'5"

BEDROOM
10'3" x 14'6"

BATHROOM
7'2" x 6'8"

ENSUITE
5'3" x 6'7"

STORAGE

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