

BUTLER & STAG



Heart Of Bow Development, Bow, E3
London

Guide Price £400,000



Flat 23

Fabian Bell Tower, London

Guide Price £400000 - £450,000 Discover this expansive and contemporary two bedroom, two bathroom apartment in the sought-after Heart Of Bow Development. Spanning an impressive 967 Sq/Ft internal living space, this modern apartment offers a perfect blend of style, comfort, and urban living with panoramic views of the iconic London skyline.

- Seventh Floor with Private Balcony
- Excellent Transport Links
- Over 950 Sq/Ft
- Secure Contemporary Development
- Two Bedrooms and Two Bathrooms
- Available Now!
- Close to Roman Road and Victoria Park
- Part Furnished



The spacious layout is designed for modern living, with a large, light-filled living and dining area offering a great space for entertaining.

The sleek, fully-integrated kitchen features integrated appliances, ample storage and plenty of counter top space.

Both bedrooms are generously sized, with the principal suite benefiting from an en-suite bathroom, built-in wardrobes, and plenty of natural light.

The apartment features two beautifully finished bathrooms, complete with chrome fixtures and elegant tiling.

The apartment offers unobstructed views of London's skyline, providing a stunning backdrop day and night.

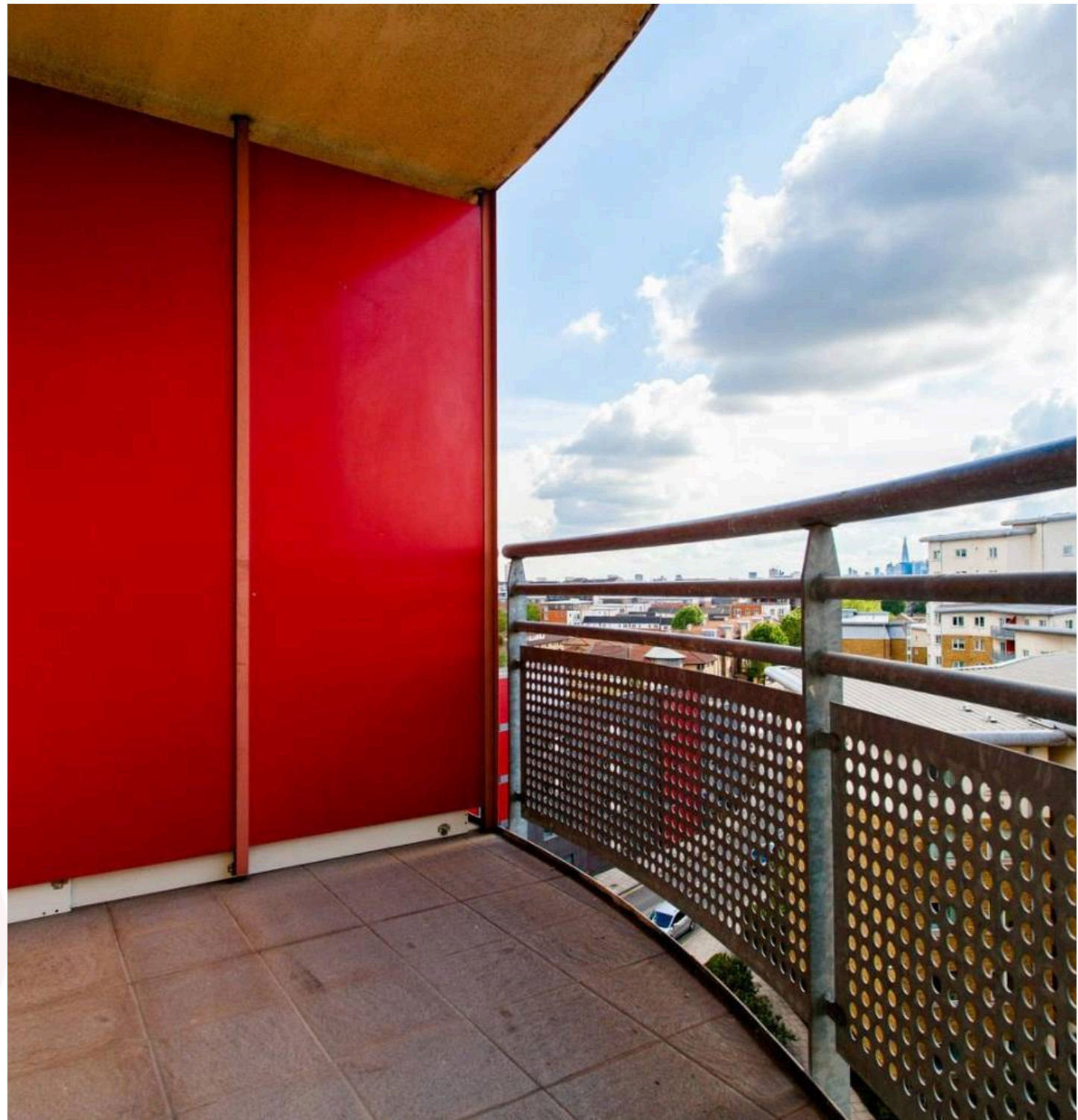
In addition, the property also benefits from a secure underground allocated parking space, concierge, intercom entry system and ample secure bicycle storage.

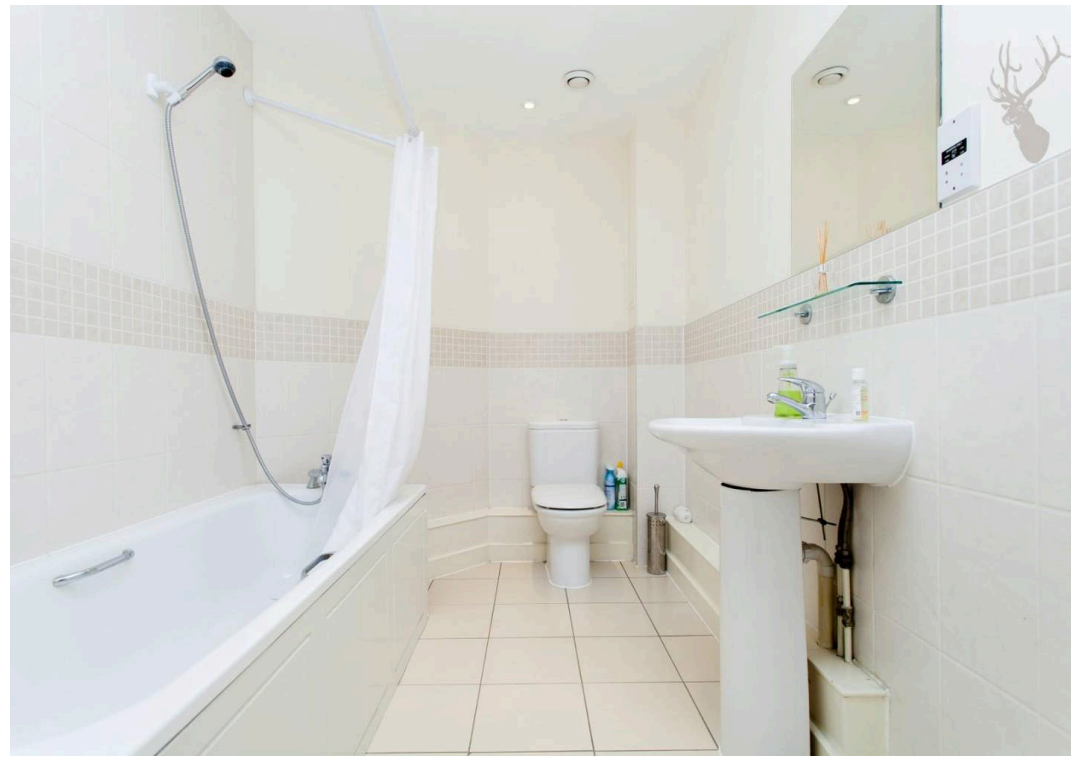
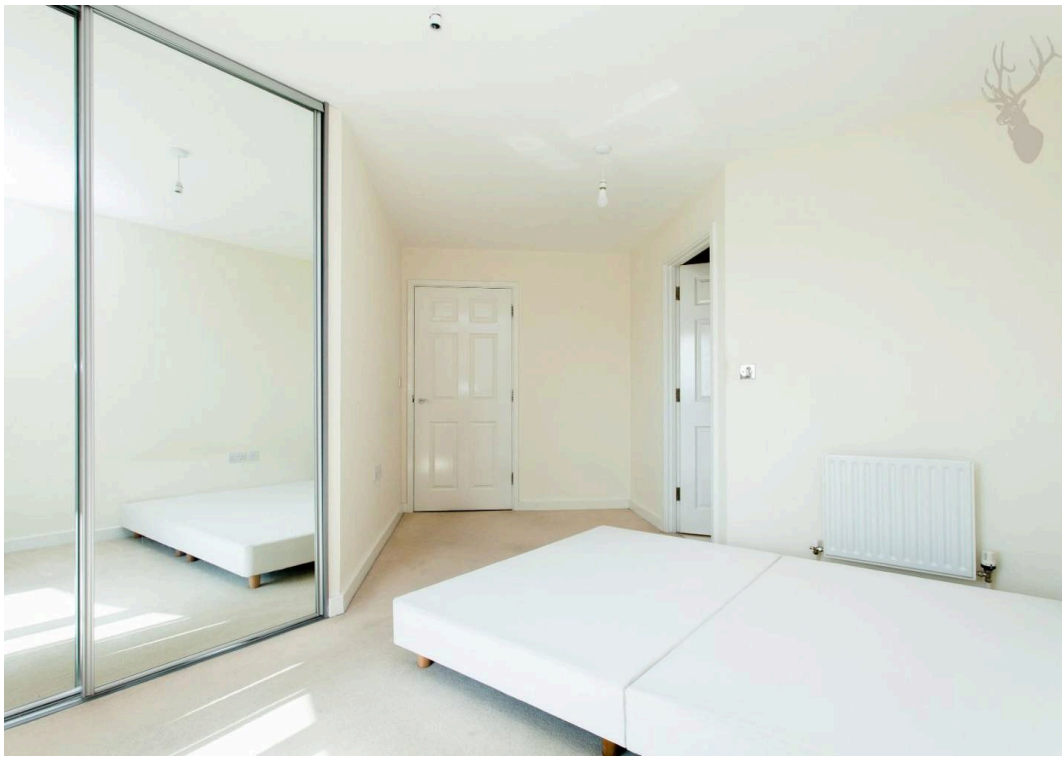
The Heart of Bow development provides modern amenities, urban location, and convenience. The award winning Victoria Park is just a short walk away – one of East London's most spacious alfresco-eating spots, with two lakes, a boating pond, playgrounds, and a scattering of other Instagram-worthy delights. Excellent transport links are nearby, including several bus routes into the City, whilst Hackney Wick (Overground), Bow Church (DLR), Bow Road (District and Hammersmith & City) and Mile End (Central) are all close by.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B







Pancras Way

Approx. Gross Internal Area 88 Sq M (967 Sq Ft)

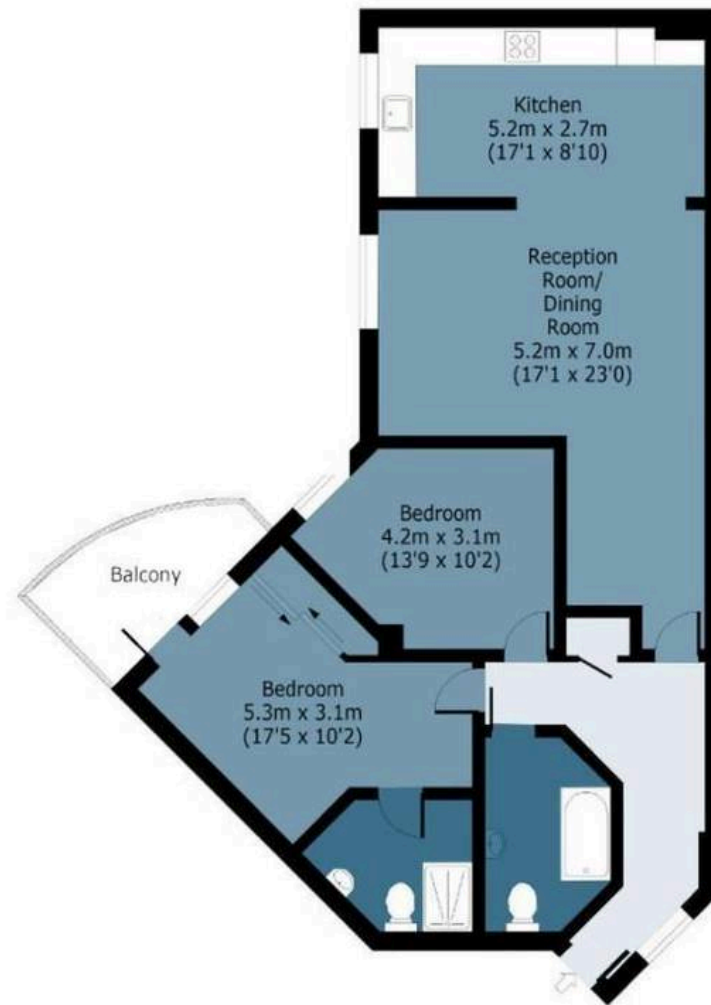
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Seventh Floor

Approx (Including Balcony). 95 Sq. meters (1026 Sq. feet)

Approx (Excluding Balcony). 88 Sq. meters (967 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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At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



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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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