



Waters Edge Court, Bow, E3  
London

Guide Price £375,000 - £400,000



## Flat 210

Waters Edge Court, London

Positioned within the prestigious Waters Edge Court Development, this exquisite one-bedroom apartment offers refined, contemporary living in a secure and impeccably maintained setting over looking the Limehouse Cut canal. Every element has been carefully considered, from the high-specification kitchen with premium appliances to the sophisticated interiors and luxurious finishes throughout.

- 604 Sq/Ft Internal Living Space
- Second Floor Apartment
- One Bedroom
- Waterside Development
- Balcony Over Looking Limehouse Cut Canal
- Lift Service To All Levels
- EWS1 Compliant
- Resident Only Roof Top Gardens



The apartment features a beautifully presented open-plan living and dining area, generously proportioned and bathed in natural light through expansive windows .

A sleek, high-specification kitchen offers integrated appliances and ample storage, perfectly balancing style and practicality for both everyday living and entertaining. The accommodation comprises of a well-appointed bedroom. The bathroom is finished to a high standard, featuring contemporary fixtures and refined, neutral finishes.

The living area extends onto a private balcony overlooking the canal, creating a tranquil outdoor retreat.

Waters Edge Court is an exclusive, well-maintained development set along the peaceful Limehouse Cut canal, offering a secure living environment with convenient access to local amenities and excellent transport links to Stratford, Canary Wharf, and the City of London.

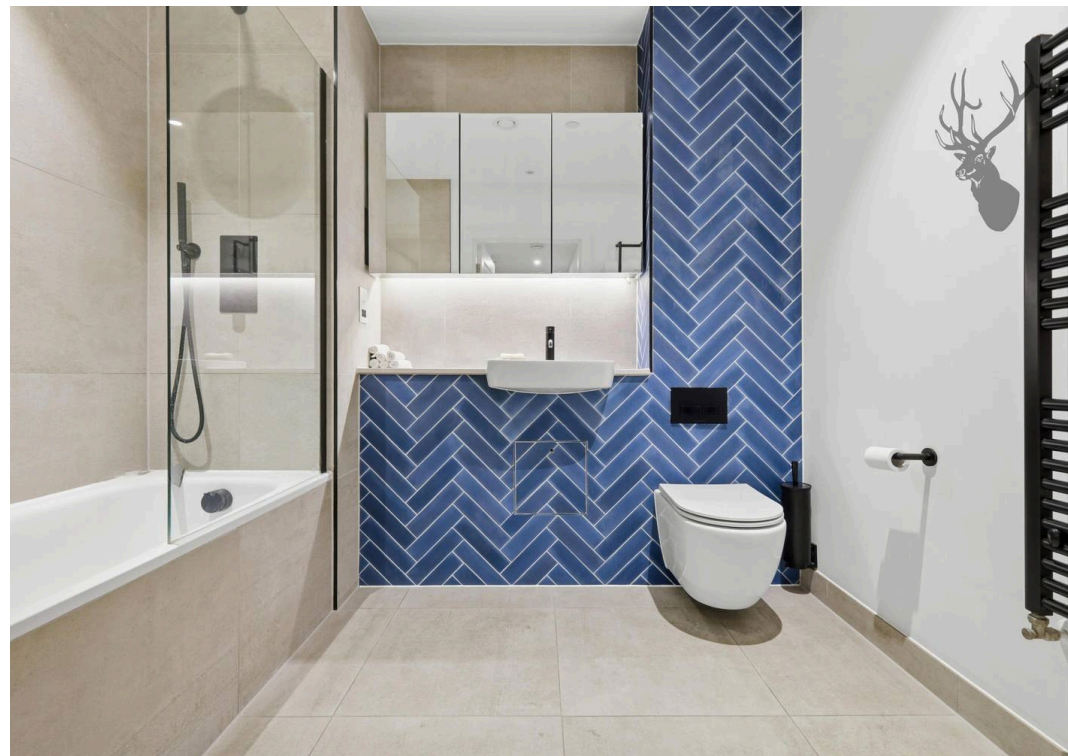
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

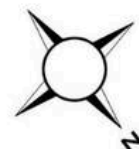






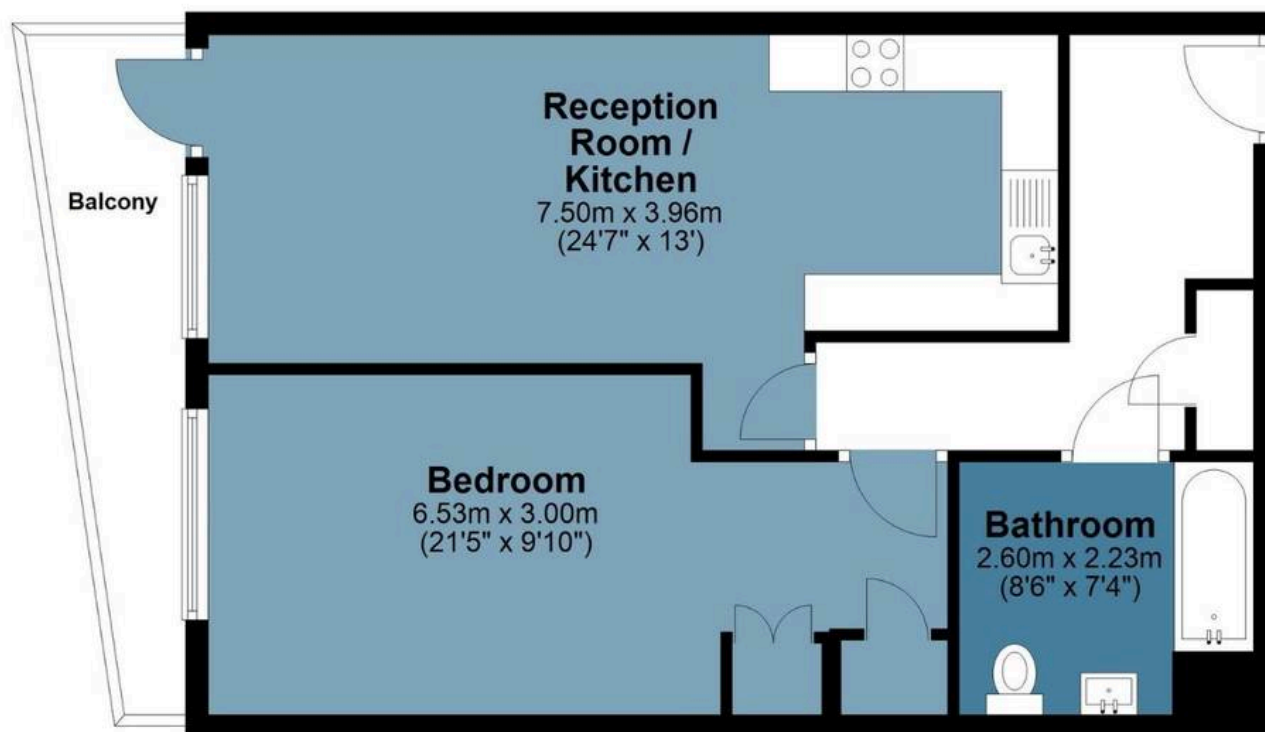
# Waters Edge

Approx. Gross Internal Area 56.1 sq. metres (604.1 sq. feet)



## Second Floor

Approx. 56.1 sq. metres (604.1 sq. feet)  
(excluding Balcony)



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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