

BUTLER & STAG

Bow Bell Tower, Bow, E3
London

Guide Price £300,000



Flat 14

Bow Bell Tower, London

- Third Floor Apartment
- Private Balcony
- South Facing Balcony
- Secure Underground Allocated Parking Space
- Close to Roman Road / Victoria Park
- Lift Access To all Levels / Concierge Service
- Bow Road & Bow Church Stations Nearby
- Chain Free



GUIDE PRICE £300,000 - £325,000

Positioned on the third-floor is this lovely one-bedroom apartment set within the sought-after Heart of Bow development, ideally located in E3 and offering a fantastic combination of contemporary living, excellent amenities and convenient transport links.

The property comprises a spacious open-plan reception room and kitchen, creating a bright and versatile living and entertaining space, with direct access to a private south-facing balcony - an excellent feature for enjoying natural light throughout the day.

There is a **well-proportioned double bedroom** and a modern bathroom, while the property further benefits from secure **underground allocated parking** and bike storage, providing a valuable amenity in this popular East London location.

Residents of Bow Bell Tower also benefit from a **concierge service**, adding an extra level of convenience and security.

Heart of Bow development provides modern amenities, urban location, and convenience. The award winning Victoria Park 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 is just a short walk away. 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) Mile End (Central) are all close by.

Council Tax band: C

Tenure: Leasehold

EPG Energy Efficiency Rating: B



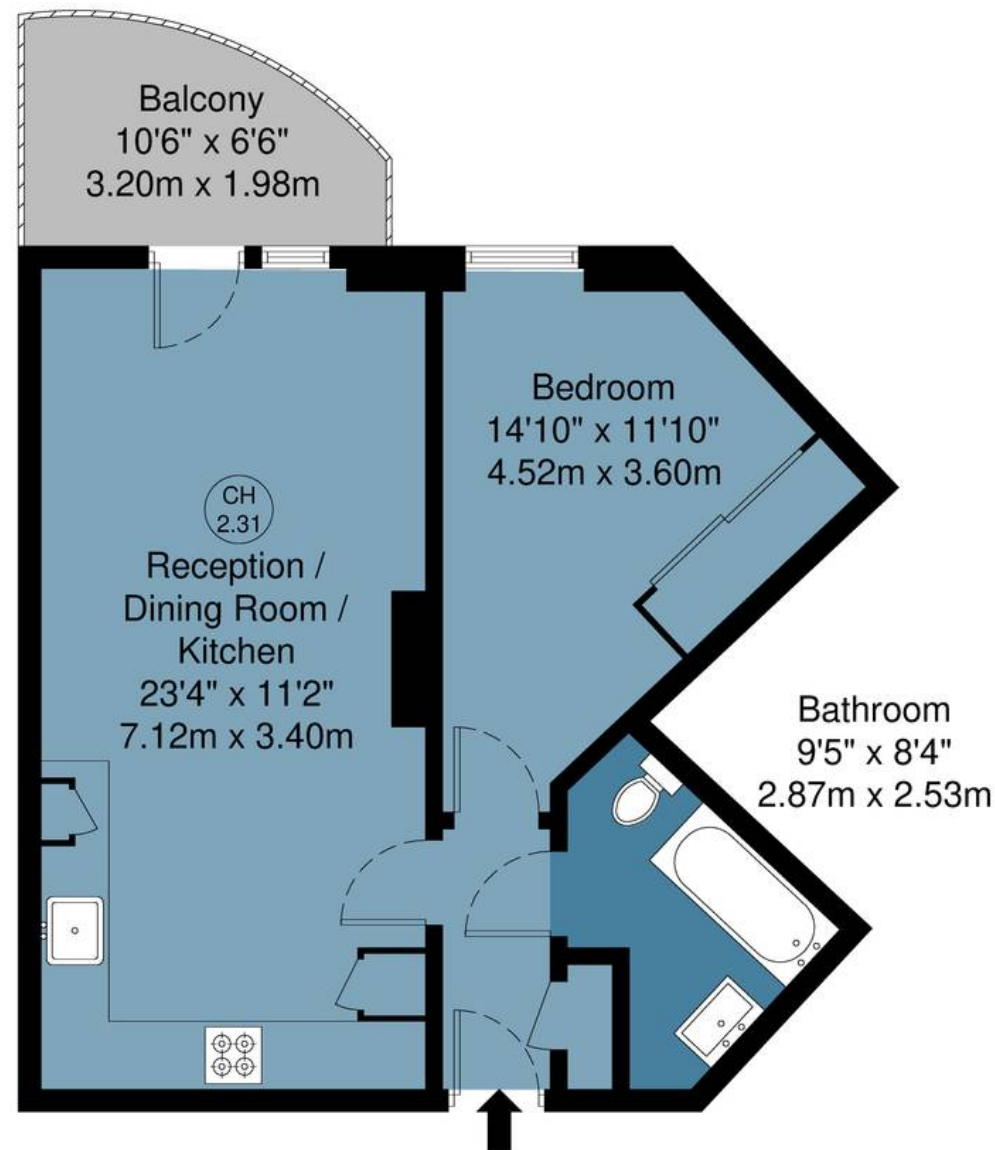




Bow Bell Tower, Pancras Way, E3

Approx Gross Internal Area : 50 sq m / 538 sq ft

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Third Floor

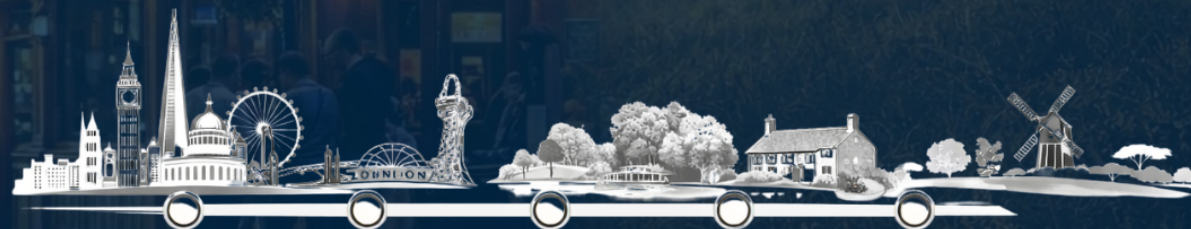
Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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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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