



BUTLER & STAG

Culvert Drive | Bow
| E3

****Price Guide £500,000 - £525,000****

Forming part of Bow River Village which is now an established new residential quarter of East London is this two bedroom modern apartment. Situated on the top floor of this newly built gated development the property equips you with spectacular water side views.

- *EWS1 Compliant* • *Three Balconies* • *Dual Aspect Apartment* • *Two Bathrooms* • *Water side Views* • *1,000 Sq ft plus (Combined) Space* • *Top Floor* • *Skyline Views*

Price Guide £500,000 | Leasehold

Spanning over 1000 Sq ft (including three Balconies) the apartment offers a wealth of living and entertaining space and boasts wonderful features to include floor to ceiling height windows, south facing balconies that allows you to fully appreciate the sense of serene living, designer kitchen with quartz work tops and integrated Neef appliances to name a few. Arranged on the top floor there is an open-plan living kitchen area which has ample space for dining. There are doors that open onto the magnificent Balcony which is great for entertaining and al-fresco dining.

There is a master bedroom with a sleek en-suite shower room and door leading to a huge south facing balcony, a further double bedroom which also benefits from having direct access to a south facing balcony and an immaculate fully tiled modern bathroom. The property also boasts plenty of useful storage areas, and there is an on-site secure bike storage area.

Bow River Village is within moments of the famous Queen Elizabeth Olympic Park and historic Victoria Park where you can find ample sporting and leisure facilities, and an array of cafes, pubs and restaurants in the area provide plenty of daytime and evening entertainment.

Within easy walking distance, the property is served by Bromley-by-Bow (District and Hammersmith & City) and Bow Church (DLR) stations offering quick and easy access to The City and Canary Wharf, along with many popular bus routes. Stratford station with access to forthcoming Crossrail network is only few minutes' walk.

Queen Mary University of London is also nearby, offering plenty of rental opportunities to landlords for corporate and academic tenants alike.

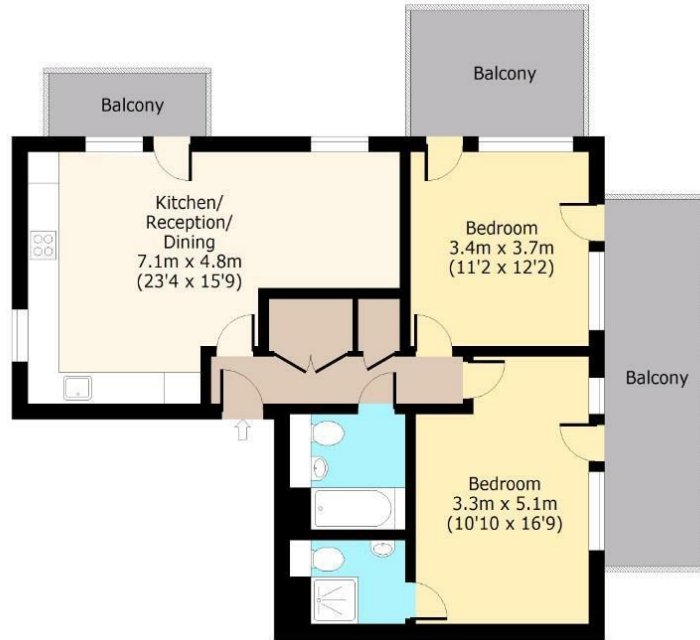




Fairway Court, Culvert Drive, E3

Seventh Floor

Approx. 75.34 Sq. meters (811 Sq. feet)



Total area: approx. 100.14 Sq. meters (1078 Sq. feet) (Including Balcony)
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 For illustration purposes only - not to scale
 www.lpaplus.com



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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		