

BUTLER & STAG



Bow River Village, Bow, E3

London

Guide Price £475,000



Vallans Court, London

Guide Price - £475,000 to £500,000 Modern two bedroom, two bathroom apartment in Bow River Village with balcony, lift access, EWS1 compliant, near Bromley-By-Bow Station and local amenities.

- Two Bed Two Bath Apartment
- Private Balcony
- Dual Aspect
- Beautifully Well-Presented
- Close To Bromley-By-Bow Station
- EWS1 Compliant
- Bow River Village Development
- Lift Access



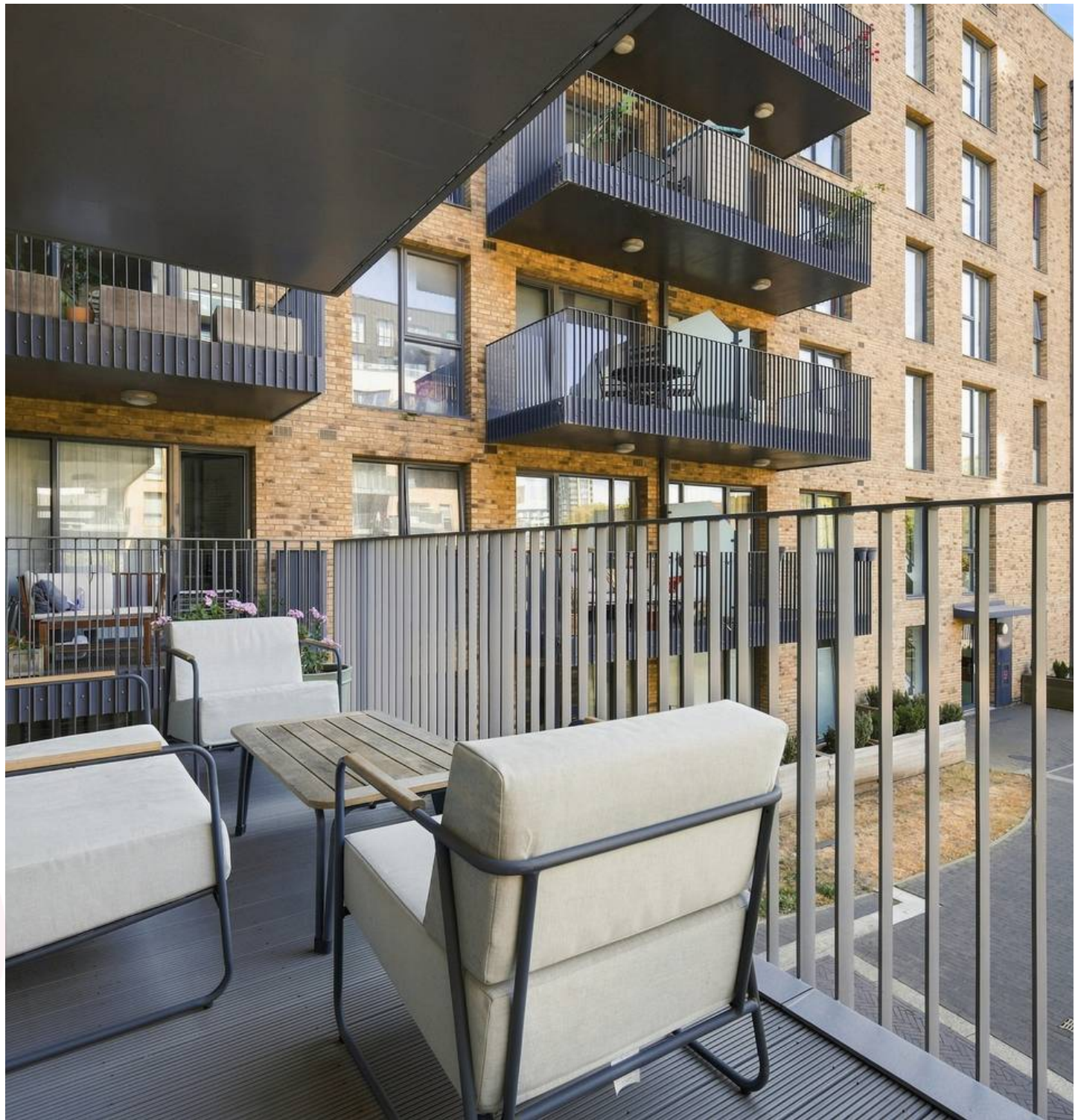
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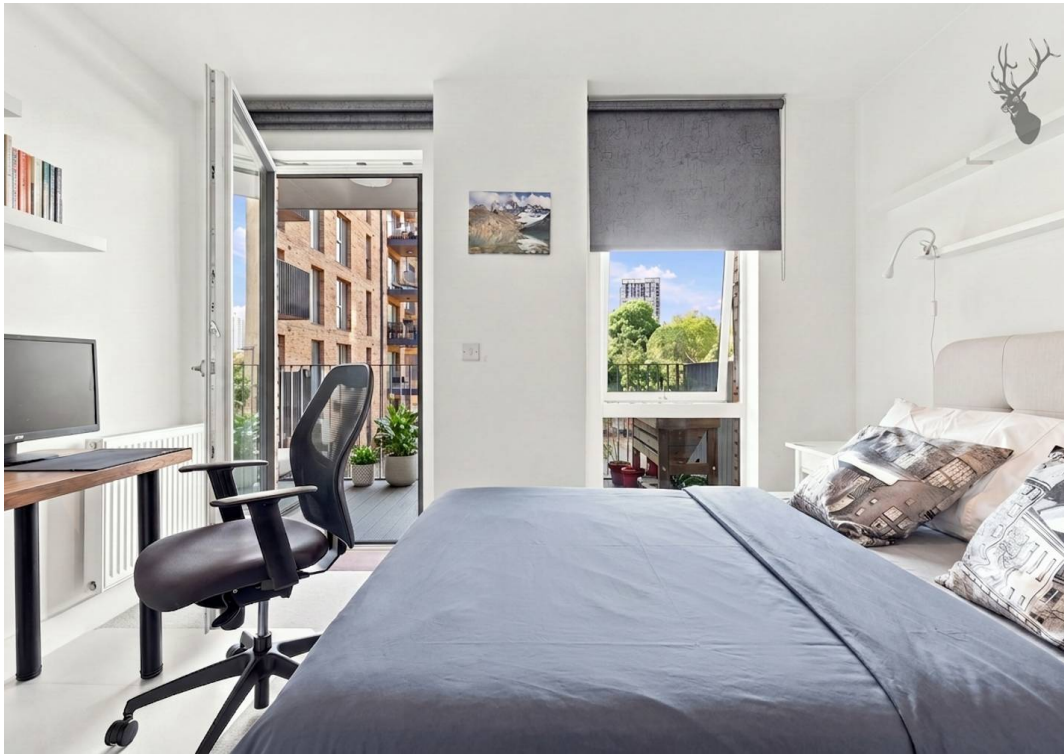
This beautifully well-presented two bedroom, two bathroom apartment forms part of the sought-after Bow River Village development, offering contemporary living in an enviable location close to Bromley-By-Bow Station. Situated on the first floor with lift access, the property enjoys a desirable dual aspect, allowing natural light to flood the open-plan living space and create an inviting atmosphere throughout. The generous living and dining area seamlessly connects to a private balcony (ideal for morning coffee or relaxing after a busy day), while the modern kitchen is thoughtfully designed with sleek cabinetry, integrated appliances, and ample worktop space for both every-day cooking and entertaining guests. Both bedrooms are well-proportioned, with the principal bedroom benefiting from an en suite shower room for added privacy and convenience, while the second double bedroom is served by a stylish family bathroom with contemporary fixtures. The apartment is EWS1 compliant, providing peace of mind for lenders and buyers alike. High-quality finishes, neutral décor, and generous storage solutions further enhance the sense of comfort and practicality, making this home perfectly suited to professionals, couples, or sharers seeking flexibility for home working or hosting friends. With its prime position in a vibrant, well-connected neighbourhood, residents enjoy easy access to local amenities, shops, and transport links, as well as the cultural and recreational attractions of East London. This apartment offers an outstanding opportunity to enjoy modern urban living in a thriving riverside community.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B







Anderson Square

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Approx. Gross Internal Area 74.0 sq. metres (796.7 sq. feet)

First Floor

Approx. 74.0 sq. metres (796.7 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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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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Book your **FREE** valuation now



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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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