

Easthaus



— Guide Price £525,000



— First Floor Apartment



— 2 Bedrooms



— 2 Bathrooms



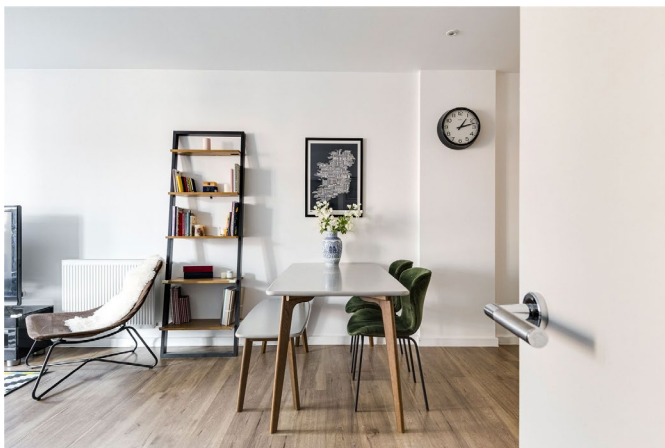
— Circa 775 sqft

Nellie Cressall Way, Bow, E3

This spacious 2 bedroom, 2 bathroom apartment is set on the first floor of a modern development just moments from Mile End Park. Designed with contemporary living in mind, the property features bright and airy interiors, enhanced by floor-to-ceiling windows. A generous private balcony and access to a secure communal garden further complement this well-appointed home.



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Lariat Court is a well-kept apartment building featuring a double secure entry system, lift access to all floors, secure cycle storage, and a communal garden. Positioned between Bow and Mile End, the location offers easy access to some of East London's most popular green spaces and waterways, including Mile End Park, Bartlett Park, Victoria Park, the Limehouse Cut, and Regent's Canal.

The property comprises an open-plan living area with a sleek contemporary kitchen and integrated appliances. Bathed in natural light, the north-east-facing living space provides direct access to a private balcony, enjoying sunlight throughout the morning until midday. There are two well-proportioned double bedrooms, with the main bedroom benefitting from fitted wardrobes and an en-suite shower room. The apartment also features a separate store room, offering additional storage space.

Area

The property enjoys a prime location with excellent transport connections nearby. Mile End Underground station is within easy reach, offering access to the Central, District, and Hammersmith & City lines, while Bow Road station and Devons Road DLR are also close by, providing swift links to The City, Canary Wharf, and the West End. The 323 bus route conveniently stops just outside on Bow Common Lane, connecting to Mile End and Canning Town.

For those seeking local amenities, the area offers a vibrant mix of independent shops, cafes, and restaurants. Popular spots such as Victoria Park Market, The Pavilion Café, and The Lord Tredegar are all close at hand, alongside E5 Poplar Bakehouse, The Morgan Arms, and Pretty Decent Beer Co. The thriving community around Burdett Road and Mile End Road adds to the area's charm, while The Queen Elizabeth Olympic Park, Canary Wharf and Westfield Stratford provide further options for leisure and shopping within easy reach.

Details

Tenure: Leasehold, circa 239 years remaining
Service Charges: Circa £2,847pa, based on estimates for 2025/26

Ground Rent: £250pa due to be reviewed every 10 years with an RPI linked increase

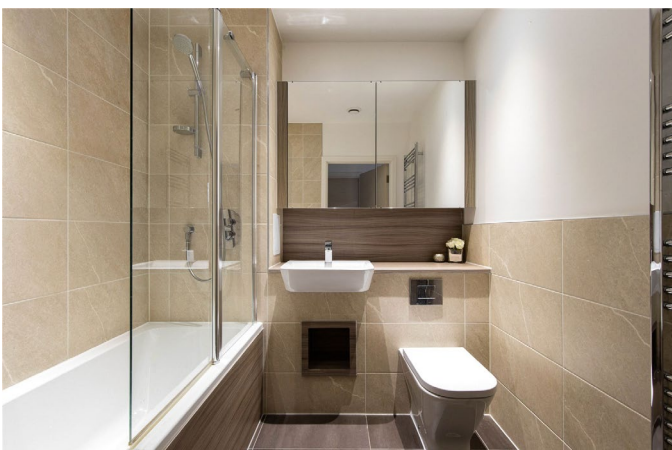
EPC Band B

Local Authority: Tower Hamlets

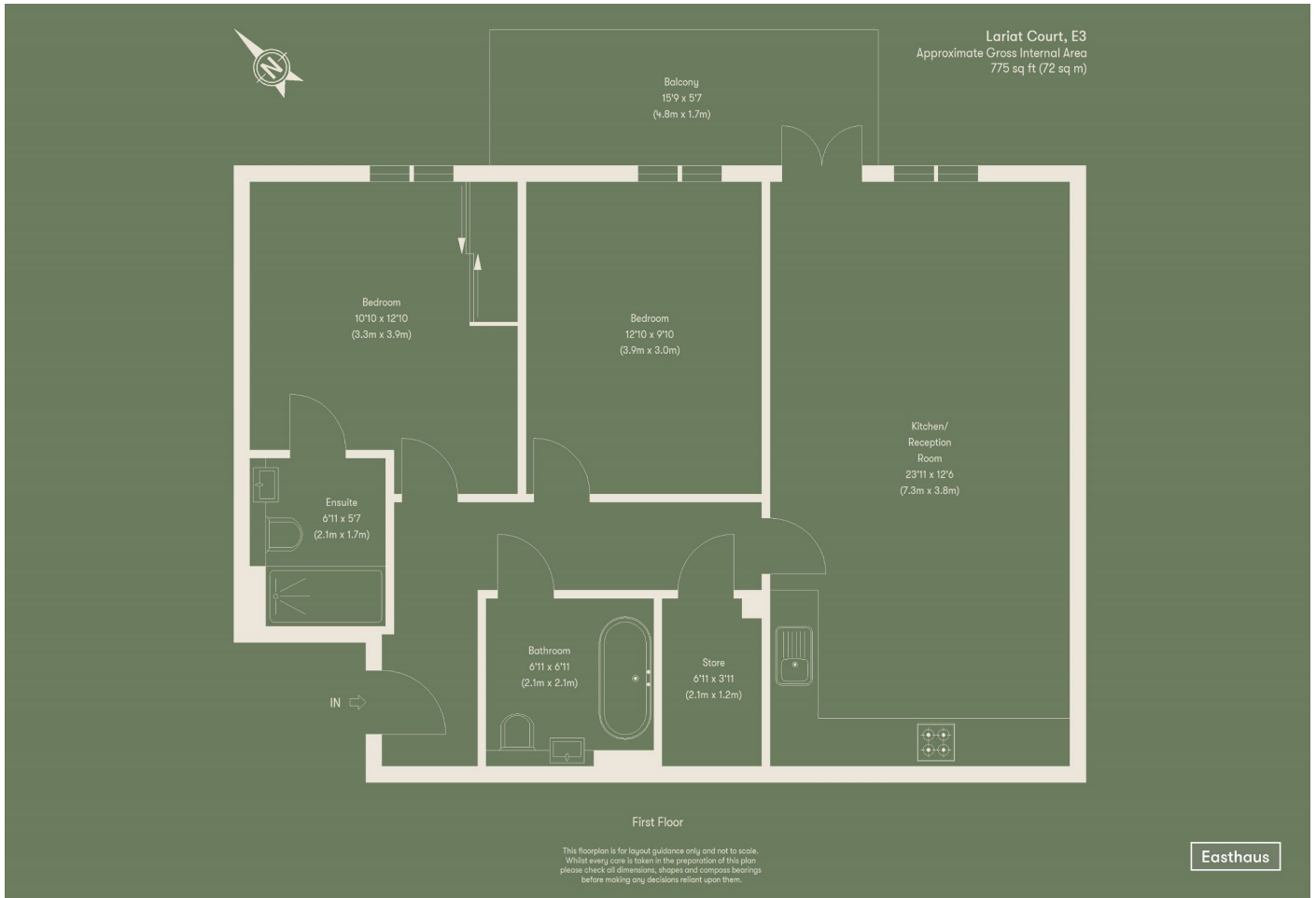
Council Tax band D



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