



— Offers in Excess of £400,000



— Upper Floor Apartment



— 1 Bedroom



— 1 Bathroom



— Circa 700 sqft

Braid Court, Nellie Cressall Way, E3

A well-presented one-bedroom apartment on the 3rd floor of a modern, well-maintained development, featuring a large private balcony and access to a secure, landscaped communal garden. The apartment offers contemporary interiors with generous proportions and floor-to-ceiling windows that bring in plenty of natural light.



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Comprising separate living space, the property benefits from a modern fitted kitchen with integrated appliances and direct access to a private balcony from the reception room. There is a spacious double bedroom, a contemporary bathroom and useful storage in the entrance hallway.

Area

Braid Court is a modern, well-maintained development tucked between Bow and Mile End, offering a peaceful setting with excellent access to green space, local amenities and transport connections.

There's plenty to explore locally, from fresh produce at Victoria Park Market to coffee at The Pavilion Café or Bow Brew, and food and drink favourites like E5 Poplar Bakehouse, The Lord Tredegar, The Morgan Arms, and East London Liquor Co. The neighbourhoods around Burdett Road and Mile End Road are home to a growing collection of independent shops, cafés and restaurants.

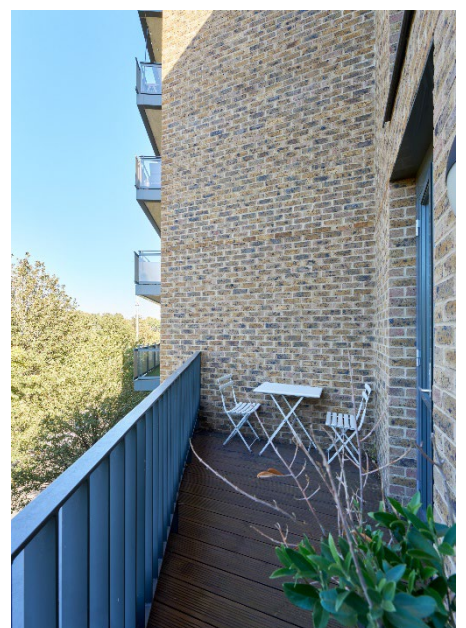
Mile End Underground station (Central, District & Hammersmith & City lines) is around 10 minutes on foot, with Bow Road and Devons Road DLR also nearby, offering quick links to The City, Canary Wharf, and the West End. The 323 bus stops just outside on Bow Common Lane, connecting directly to Mile End and Canning Town.

Details

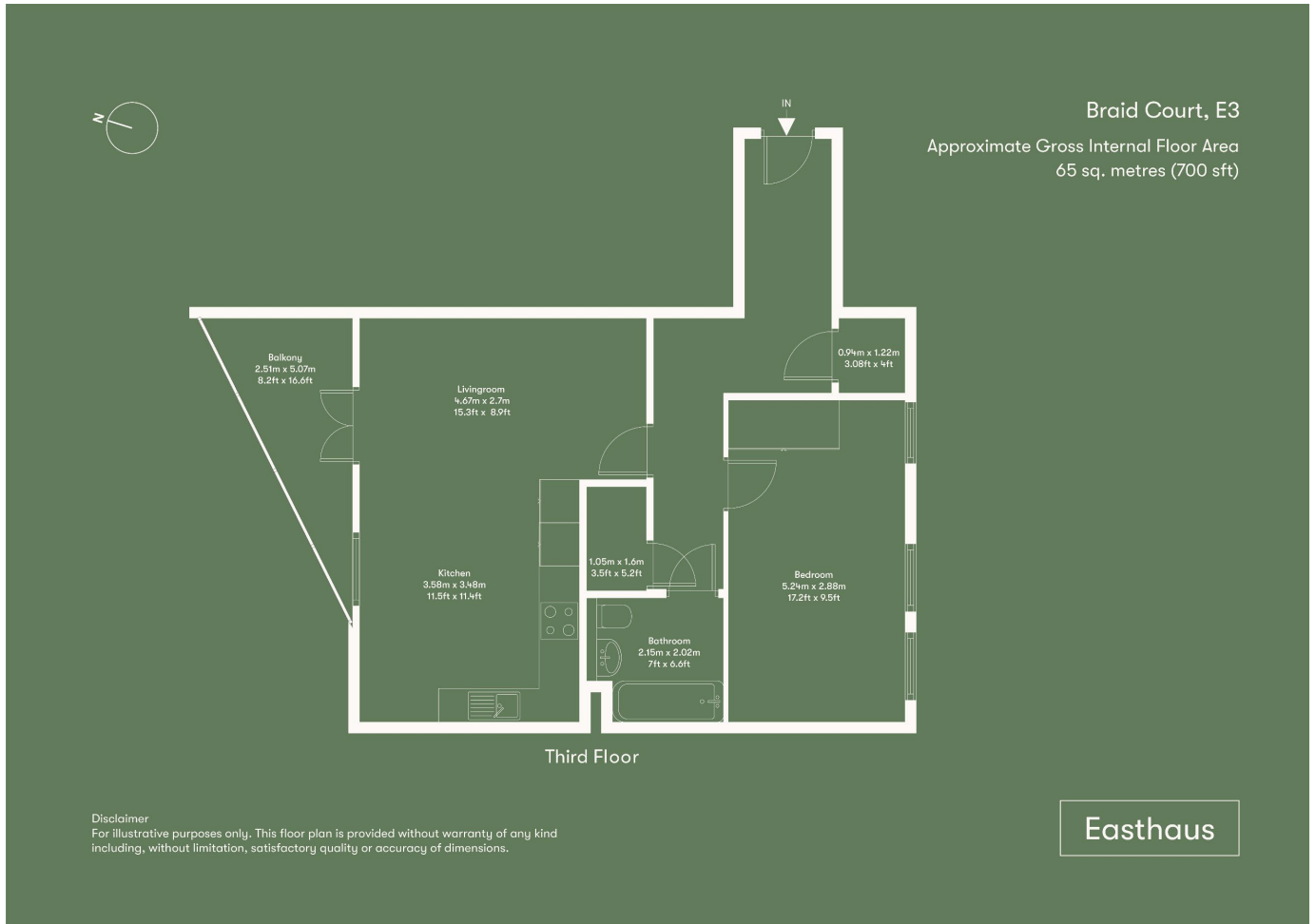
Tenure: Leasehold circa 239 years remaining
Service Charges: £1,924.01 pa (based on 2025/26 estimates)
Ground Rent £200pa
EWS1 suitable for lending
Council Tax, Tower Hamlets Band C
EPC Band B



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