



Bow Sales, 634-636 Mile End Road, Bow, London E3 4PH
T 020 8981 2670 E bowsales@ludlowthompson.com W www.ludlowthompson.com

CASINGS WAY BOW



SOLD

REF: 2674136

2 Bed, Purpose Built Apartment, Private Balcony & Shared Terrace, 1 Allocated Parking Space

Recently Built Development - Corner Unit with Floor to Ceiling Windows - Large Private Balcony - Two Bedroom Two Bathroom - Top Floor (Fifth) - High Spec Finish Throughout

Exceptionally well-presented is this two double bedroom, two bathroom luxury top floor apartment. Boasting over 841 Sq foot of accommodation, the property provides bright and airy characteristics from the corner position, flooding the apartment with natural light. Benefits from high-specification fixtures and fittings such as ventilation system, digitally controlled bath/showers and heated mirrors in both bathrooms. The property includes engineered wood flooring, floor to ceiling windows and co... [continued below](#)

Train/Tube - Bow Road, Bow Church, Hackney Wick

Local Authority/Council Tax - Tower Hamlets

Tenure - Leasehold

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Reception



Reception Alt



Kitchen



Kitchen Alt



Bedroom 1



Bedroom 2



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Bedroom 2 Alt



Main Bathroom



Ensuite Shower



Balcony



Roof Terrace



Roof Terrace Alt



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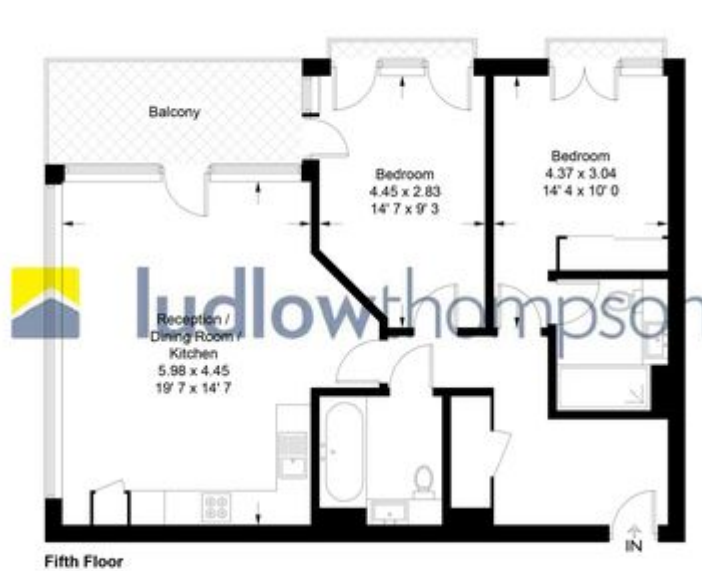
Roof Terrace View



Exterior



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Fifth Floor
Alloy Court
Approximate Gross Internal Area = 841 sq ft / 78.2 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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The beautifully presented kitchen comes complete with fully integrated appliances along with filtered taps and beautiful granite worktops. Spacious reception with high ceilings and access to the large balcony with shutters providing excellent privacy. Master bedroom with luxury en-suite, fitted wardrobe and Juliet balconies. Excellent sized second bedroom with direct access to the private balcony. A perfect home for City professionals, offering the perfect balance between a contemporary finish and an arty/ urban feel. Further benefits include secure allocated parking space, bike storage and motorbike parking.

Alloy Court is a recently built development, completed in 2018. Residents have exclusive access to the landscaped rooftop garden with panoramic views towards the canal, the Queen Elizabeth Olympic Park and the London Stadium. Two footbridges in the immediate vicinity connect the development to Hackney Wick and the Olympic Park.

Located on Fish Island, Alloy Court is within a short walk to Hackney Wick Station, Stratford International and local DLR stations. It is home to a thriving local area with an excellent mix of bars and restaurants on your doorstep combined with artistic and community spaces such as Counter Café, Fish Island Labs and trendy bars like Crate, The Cornerstone and Silos. The green spaces of Victoria Park and Queen Elizabeth Olympic Park Gardens (access to over 560 acres of parkland) and world class sporting facilities, along with the Lea canal make for green, canal-side living. Please call our helpful sales team on 0208 981 2670 to book your viewing slot as this fantastic home truly needs to be viewed to be fully appreciated.

Reception

Reception Alt

Kitchen

Kitchen Alt

Bedroom 1

Bedroom 2

Bedroom 2 Alt

Main Bathroom

Ensuite Shower

Balcony

Roof Terrace

Roof Terrace Alt


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Exterior



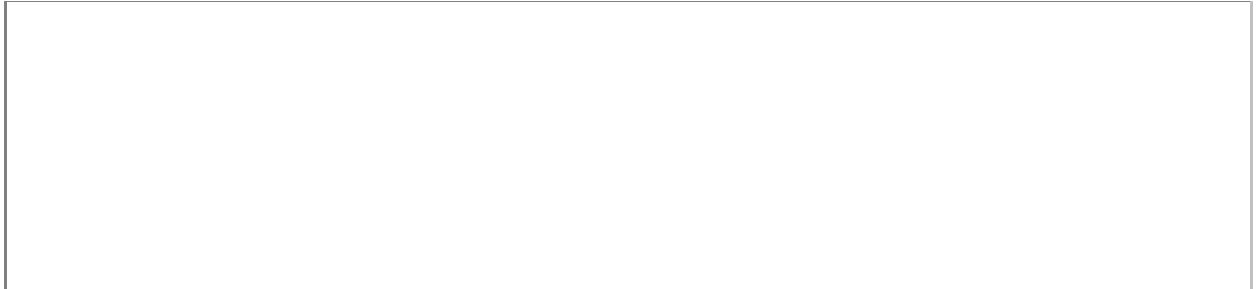
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C	80	80	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
UK 2005		Directive 2002/91/EC 	



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CALL 020 8981 2670

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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Bow Sales Office quoting 2674136

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.