

# Easthaus



 — Offers in Excess of £350,000

 — Fifth Floor Apartment

 — 1 Bedroom

 — 1 Bathroom

 — Circa 530 sqft

## Porcelain House, Bow, E3

A well-presented one bedroom apartment positioned on the top floor of a modern development, this home benefits from a private balcony and a long lease (circa 240 years remaining).



# Easthaus



The home is defined by floor-to-ceiling glazing and a full-height sliding glass door that opens directly onto a private balcony, extending the living space outward and drawing in expansive sky views. The open-plan kitchen and reception room is thoughtfully arranged for modern living, with a sleek, contemporary kitchen fitted with integrated appliances and clean-lined cabinetry.

The bedroom is calm and well-proportioned, while the bathroom is finished with timeless tiling and features a full-sized bath with overhead shower. The entrance hallway offers two useful storage cupboards, while the building itself benefits from well-maintained communal areas and two secure bike lockers located at the end of the block.

## Area

The apartment is well located for a number of great transport links including Mile End underground station with the Central, District and Hammersmith & City lines (approx 0.5 miles), Devons Road DLR station (circa 0.4 miles), and Canary Wharf Station with the Elizabeth Line (circa 1 mile) allowing swift access to The City, Canary Wharf, the West End, Heathrow and City Airport. A number of well connected bus routes also run from nearby Burdett Road. Located on the borders of Bow and Mile End, the apartment is within walking distance of a number of East London's renowned green spaces and waterways, including Mile End Park, Victoria Park, Limehouse Cut and Regent's Canal.

The apartment is superbly situated to enjoy many great shops, bars, restaurants, markets and amenities the local area has to offer, including Victoria Park market, The Pavilion Café, The Lord Tredegar, The Morgan Arms & The East London Liquor Company to name but a few. Mile End also has a burgeoning community of independent shops, restaurants and cafes centered around Burdett Road and Mile End Road, and The Queen Elizabeth Olympic Park, Westfield Stratford Shopping Centre, as well as the plentiful amenities of Canary Wharf are also easily accessible.

## Details

Tenure: Leasehold circa 240 years remaining

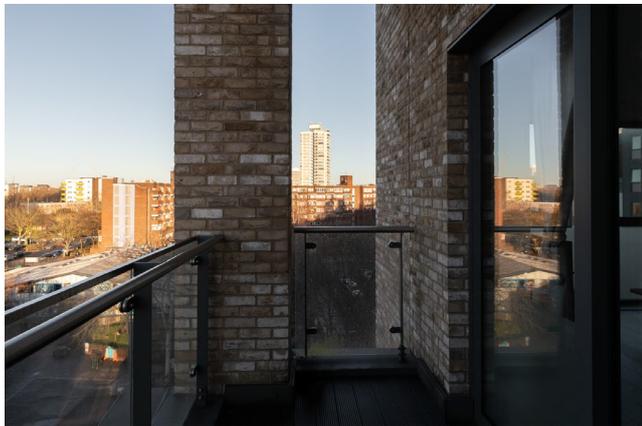
Service Charges: circa £1,693 pa (2025)

Ground Rent: circa £250 pa

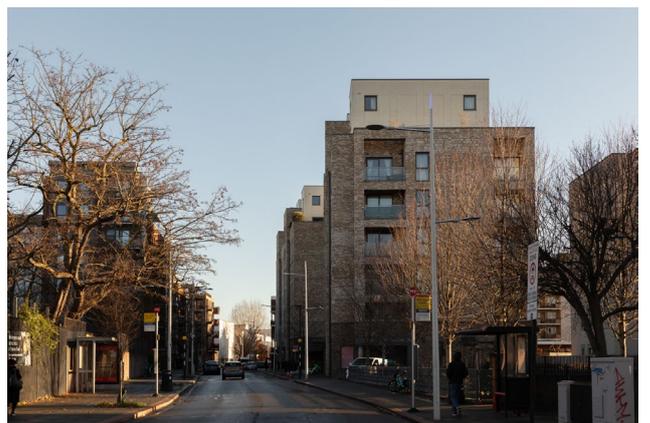
Local Authority: Tower Hamlets

Council Tax Band: Band C

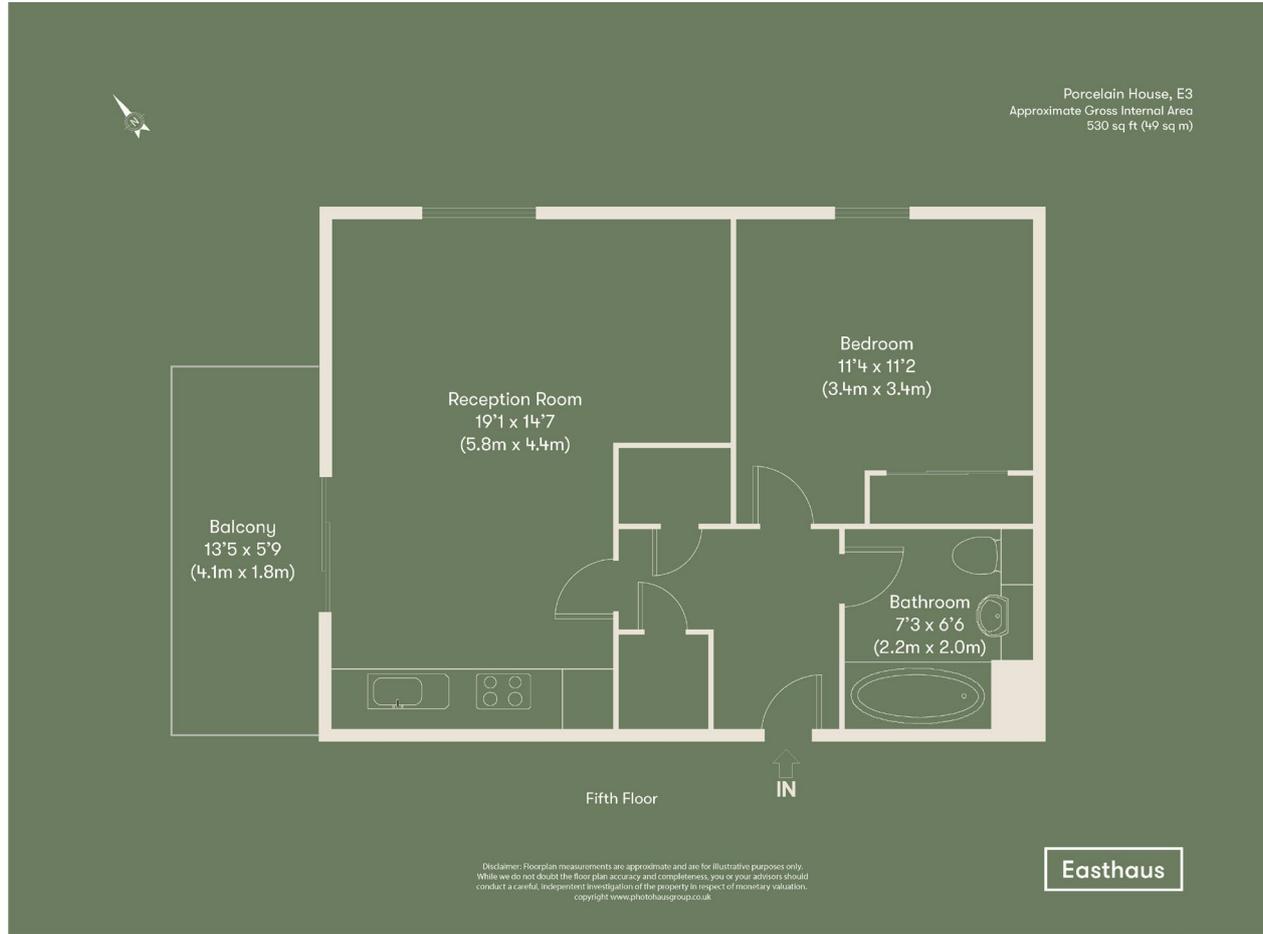
EPC: Band B



# Easthaus



# Easthaus



## Important notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Easthaus Limited in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Easthaus Limited nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agent(s), seller(s) or lessor(s). 2. Photos and floorplans: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations, etc.: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. Particulars dated 4th December 2025. EastHaus Limited is registered in England with registered number 10275389. Our registered office is The Oast, New Road, East Malling, Kent, ME19 6BJ.

