



BUTLER & STAG

Burgess Street | London
| E14

Physical viewings taking place

Fantastic one bedroom apartment with outside space in a convenient location close to Bethnal Green and Canary Wharf.

- One bedroom • One bathroom • Private balcony • Parking permit • Fourth floor

£1,050 |

This well proportioned apartment is composed of a reception room with access to a private balcony, a sperate kitchen with fully integrated appliances, a bathroom with a separate W.C and a good sized double bedroom with fitted wardrobes. The property benefits from ample storage.

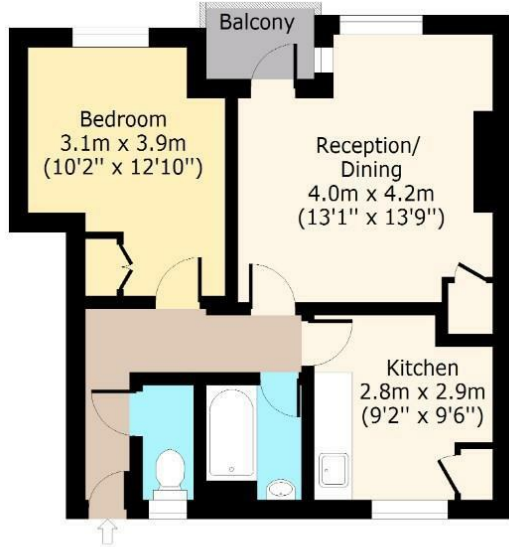
Located on Burgess Street, the property is conveniently located and offers quick access to Liverpool Street and Canary Wharf. Additionally, exceptional transport links are close by, including Devons Road DLR station.





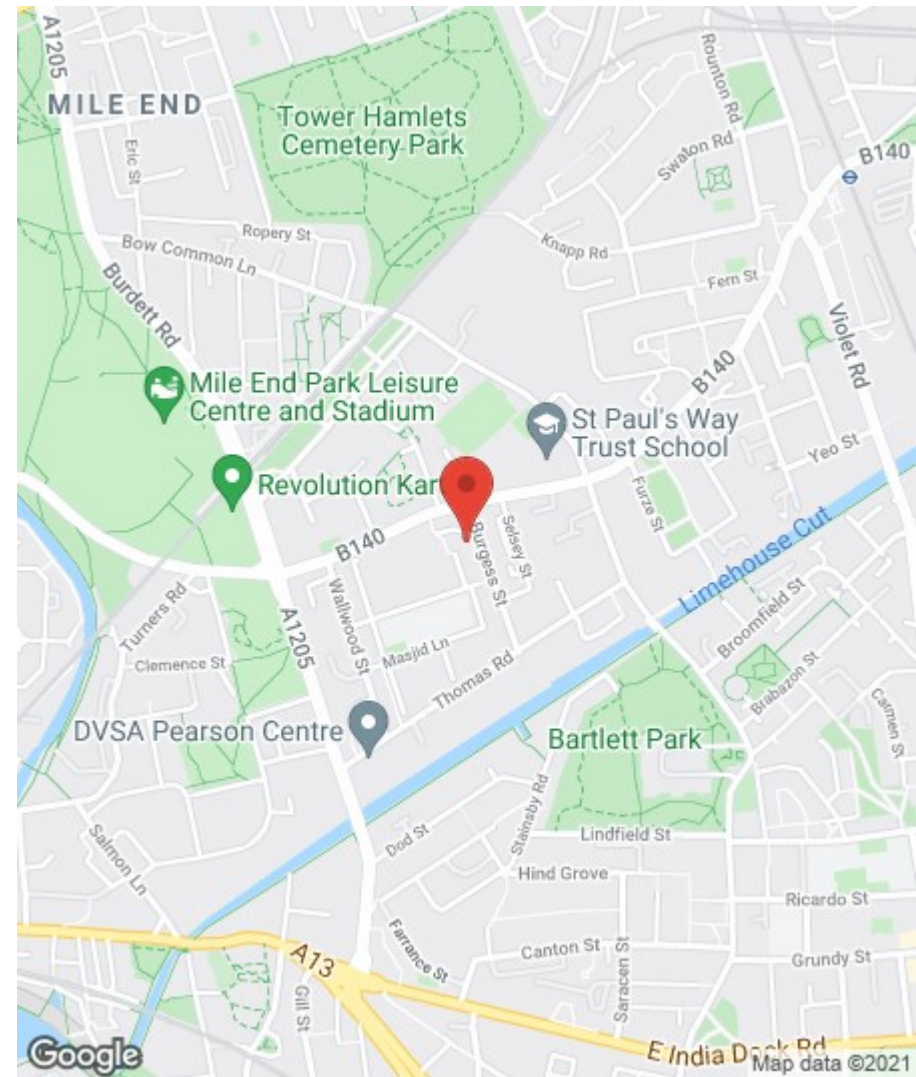
Matthews House, Burgess Street, E14

Fourth Floor
Approx. 46.45 Sq. meters (500 Sq. feet)



Total area: approx. 46.45 Sq. meters (500 Sq. feet) (Excluding Balcony)
Total area: approx. 48.32 Sq. meters (520 Sq. feet) (Including Balcony)
For illustration purposes only - not to scale

www.lpaplus.com



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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
76		77	
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
77		77	
England & Wales	EU Directive 2002/91/EC		