



**BUTLER & STAG**

Stoneyard Lane | London  
| E14

*\*Physical viewings taking place.\**

*Spacious two bedroom apartment in a fantastic location on the doorstep of Canary Wharf.*

- Two bedrooms • One bathroom • Private balcony • Private parking space • Separate Kitchen

*£1,300 |*

This two bedroom property comes with a good sized living area and a separate kitchen with fully integrated appliances. Both bedrooms are a generous size and on benefits from its own private balcony. The property also comes with ample storage.

The apartment comes with its own private allocated parking space and is located moments from Poplar DLR station which offers direct links straight into The City and Canary Wharf.

3D Virtual Tour - This property has a fully immersive walk through.

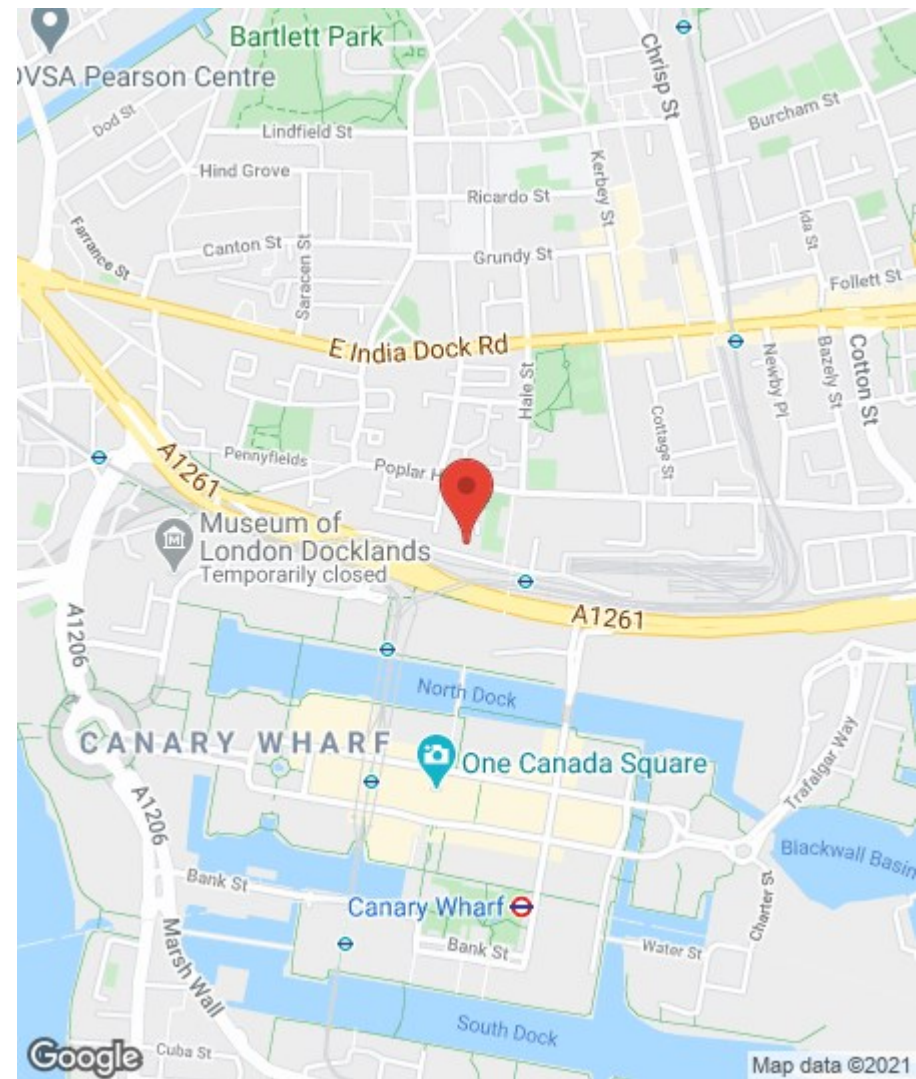
Butler & Stag is delighted to offer Virtual Viewings to all of our residential clients. This innovative 3D property technology allows prospective buyers or tenants to immerse themselves with a virtual walk through of each of our properties 24 hours a day, 7 days a week, whilst in the comfort of their home, work or wherever they may be.

Like what you see? Please contact us for more information and to arrange a physical viewing.









# BUTLER & STAG

508 Roman Road, Bow, London, E3 5LU | 020 8102 1236 |

[bow@butlerandstag.com](mailto:bow@butlerandstag.com) | [www.butlerandstag.uk](http://www.butlerandstag.uk)

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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