



BUTLER & STAG

5 Gresham Place | Bow
| E3

Guide Price £475,000 - £500,000* *Physical Viewings Being Accepted* *Virtual Tour Available

A beautifully presented and larger than average two-bedroom apartment with private balcony set on the first floor of this stylish modern development.

- *EWS1 Compliant* • *Two Double Bedrooms* • *Large Private Balcony* • *701 Sq. Ft.* • *Contemporary Fixtures/Fittings* • *Secure Bike Storage & Communal Garden*

Price Guide £475,000 | Leasehold

Entering to an inviting hallway with a useful storage area, the property comprises two double bedrooms (one of which has fitted wardrobes), a striking bathroom and a contemporary fully-fitted kitchen that opens to a dual-aspect, generous living/entertaining space with room for dining. A private, South West facing balcony in addition to floor-to-ceiling windows throughout the apartment, which provide plenty of natural light, complete this stunning property.

Skein Court benefits from a secure entry system, lift access, secure bike storage and well-tended communal gardens. Set within a residential Cul-de-Sac within easy reach of both Mile End tube station (Central, District and Hammersmith & City lines) and Devons Road DLR, allowing for swift access to The City, Canary Wharf and the West End. The open green spaces of Mile End Park, the Mile End Leisure Centre, Victoria Park, the Queen Elizabeth Olympic Park and Westfield Stratford Shopping Centre are all easily accessible too. Long Lease & Builders Warranty Valid. Offered Chain Free.

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.

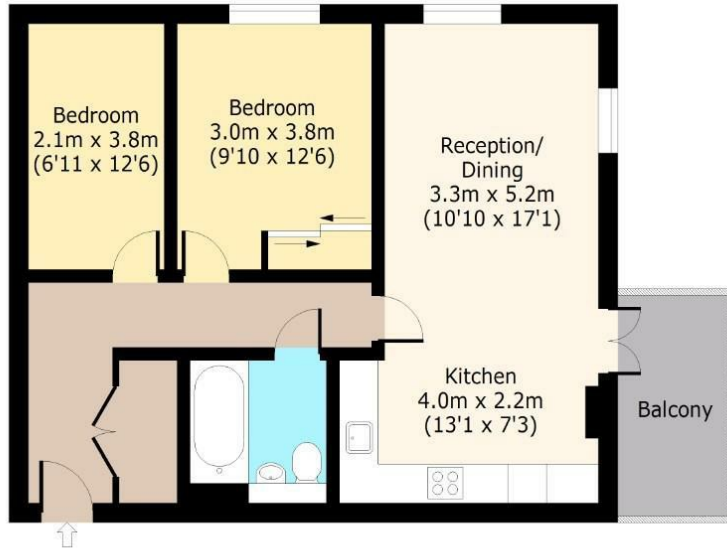




Skein Court, Gresham Place, E3

First Floor

Approx. 65.12 Sq. meters (701 Sq. feet)

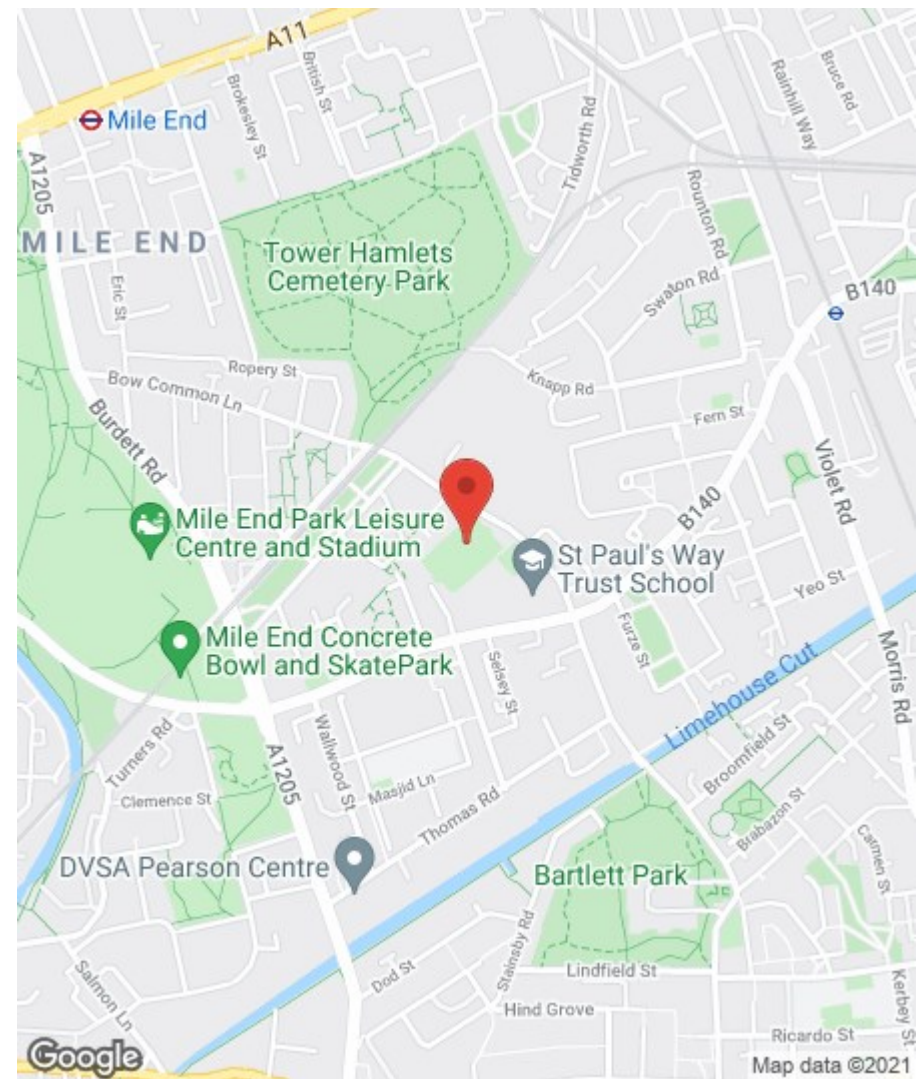


Total area: approx. 65.12 Sq. meters (701 Sq. feet) (Excluding Balcony)
 Total area: approx. 70.23 Sq. meters (756 Sq. feet) (Including Balcony)
 For illustration purposes only - not to scale
 www.lpaplus.com



508 Roman Road, Bow, London, E3 5LU | 020 8102 1236 |
 bow@butlerandstag.com | 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) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
England & Wales	EU Directive 2002/91/EC		