



BUTLER & STAG

Malmesbury Road | Bow
| E3

Physical viewings taking place* *Virtual tour available

Forming part of this Secure Gated Mews Development on the fringe of the exclusive Tredegar Square Conversation area is this two-bedroom, two-bathroom maisonette.

• Two Bedrooms • Two Bathrooms • Secure Gated Development • Secure Allocated Off-Street Parking • Balcony • Maisonette

£1,550 |

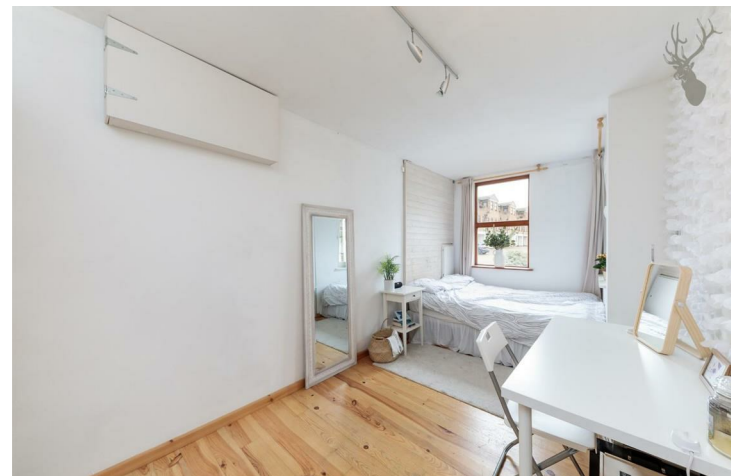
Arranged over three floors providing flexible living accommodation the property is accessed via your own front door, on the ground floor there is a double sized bedroom with en-suite shower room. On the first floor there is a generously proportioned living/dining space with a separate modern fitted kitchen. The top floor provides a gloriously sized master bedroom which has the added benefit of a private balcony and there is also a further contemporary bathroom.

Malmesbury Road is well placed for both Mile End (Central, District and Hammersmith & City) Bow Road underground (District and Hammersmith & City) and Bow Church DLR. Both Mile End Park and Victoria Park are in close proximity, the renowned market of Roman Road (due to undergo regeneration) is within a stone's throw away, as well as a plethora of eateries, shops and amenities also being nearby.

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.





Malmesbury Road, E3



Ground Floor

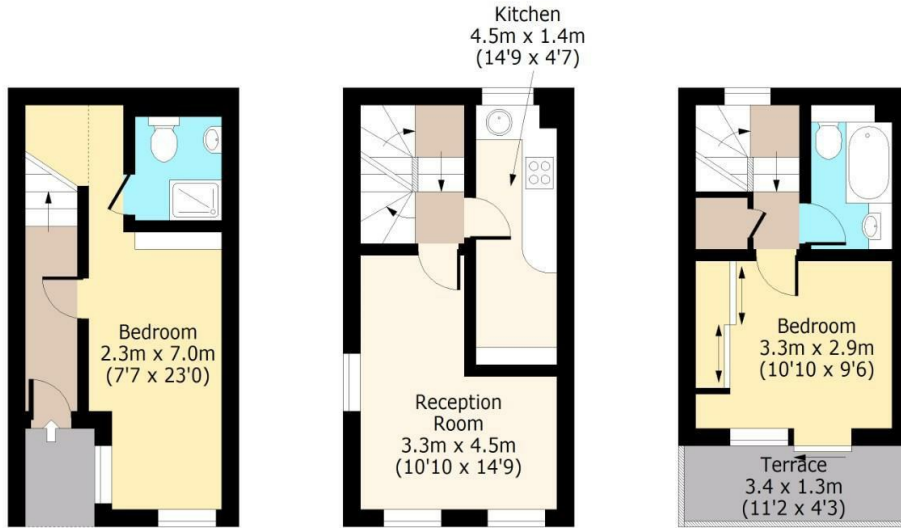
Approx. 21.25 Sq. meters (229 Sq. feet)

First Floor

Approx. 23.80 Sq. meters (256 Sq. feet)

Second Floor

Approx. 19.04 Sq. meters (205 Sq. feet)



Total area (Including Terrace): approx. 68.51 Sq. meters (737 Sq. feet)
 Total area (Excluding Terrace): approx. 64.09 Sq. meters (690 Sq. feet)
 For illustration purposes only - not to scale
 www.jpaplus.com



BUTLER & STAG

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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			
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	