



BUTLER & STAG

Cephas Avenue | Stepney Green

| E1

Physical Viewings Being Accepted* *Virtual Tour Available

An enchanting and simply stunning architecturally designed Victorian duplex conversion, flooded with natural light, set on a peaceful residential turning in E1.

• Duplex • Period Conversion • Private Large Garden • Architecturally Designed • Three Bedrooms • Further Expansion Possible (Subject to Relevant Planning Consents)

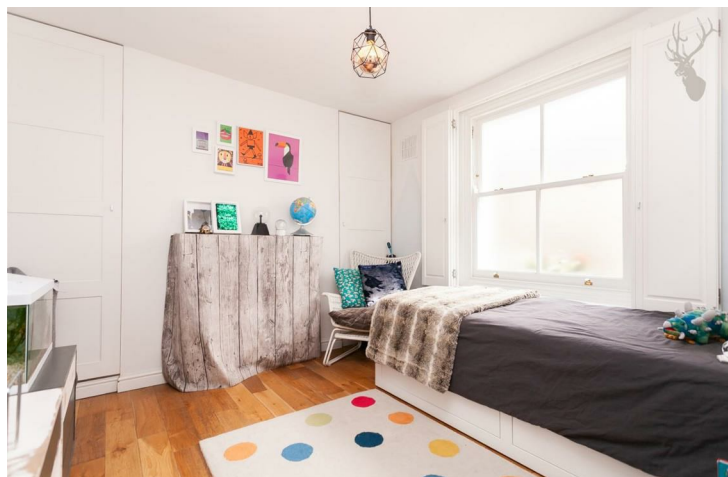
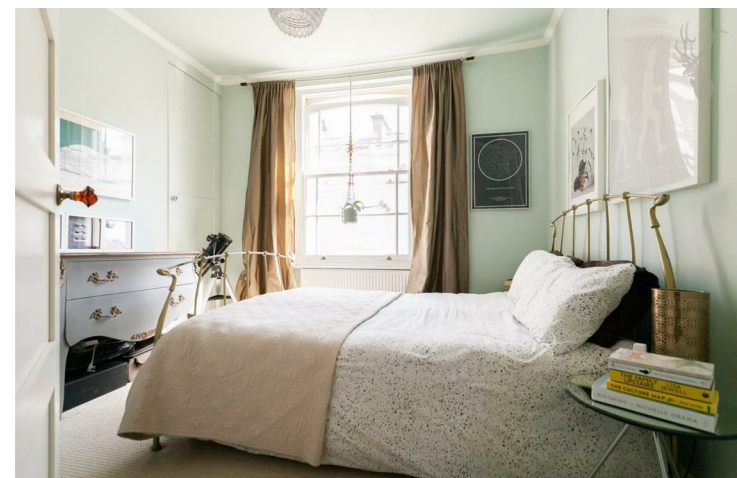
Asking Price £725,000 | Leasehold

The property benefits from an abundance and blend of period features with a high-end contemporary finish that includes, double glazed wooden sash windows, solid oak flooring, high ceilings, ceramic sink, thermaskirt in reception and exposed London brick work.

A semi open plan classic kitchen that flows to a beautiful reception/entertaining space with Velux windows and aluminium bifold doors that lead to a private mature west facing garden that incorporates a patio area with built in BBQ. The lower ground floor also consists of an inviting hallway, double bedroom with fitted cupboards and a recently fully renovated shower room. The ground floor houses a large master bedroom with fitted wardrobes, a further bedroom with fitted storage and a separate W/C complete this wonderful property.

Cephas Avenue is perfectly located for excellent transport links which include Stepney Green, Bethnal Green and Mile End Underground Stations, Bethnal Green Overground Station, the upcoming Whitechapel Crossrail as well as various bus routes allowing for swift and direct access to the City and West End, all of which are within a short walk. The green open spaces of Mile End Park, Victoria Park and the Regent's Canal offering idyllic cycle paths and riverside walks are also close by. A plethora of eateries, shops and amenities are available within close proximity.

3D Virtual Tour - This property has a fully immersive walk through. Butler & Stag is delighted to offer Virtual Viewings to all 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.



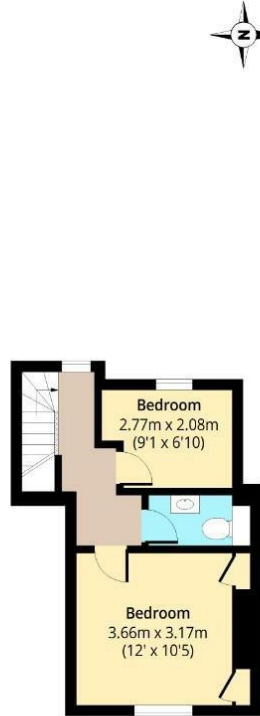


Cephas Avenue, E1

Lower Ground Floor
Approx. 54.35 Sq. meters (585 Sq. feet)



Ground Floor
Approx. 26.38 Sq. meters (284 Sq. feet)



Total area: approx. 80.73 Sq. meters (869 Sq. feet)
For illustration purposes only - not to scale
www.jpaplus.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			
England & Wales	EU Directive 2002/91/EC	74	79

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		