



BUTLER & STAG

Eric Street | London
| E3

Physical viewings taking place.

Excellent one bed apartment set within this modern development in close proximity to Mile End station.

• Modern Development • Fully Integrated Appliances • Top Floor • Private Balcony • Expansive Views

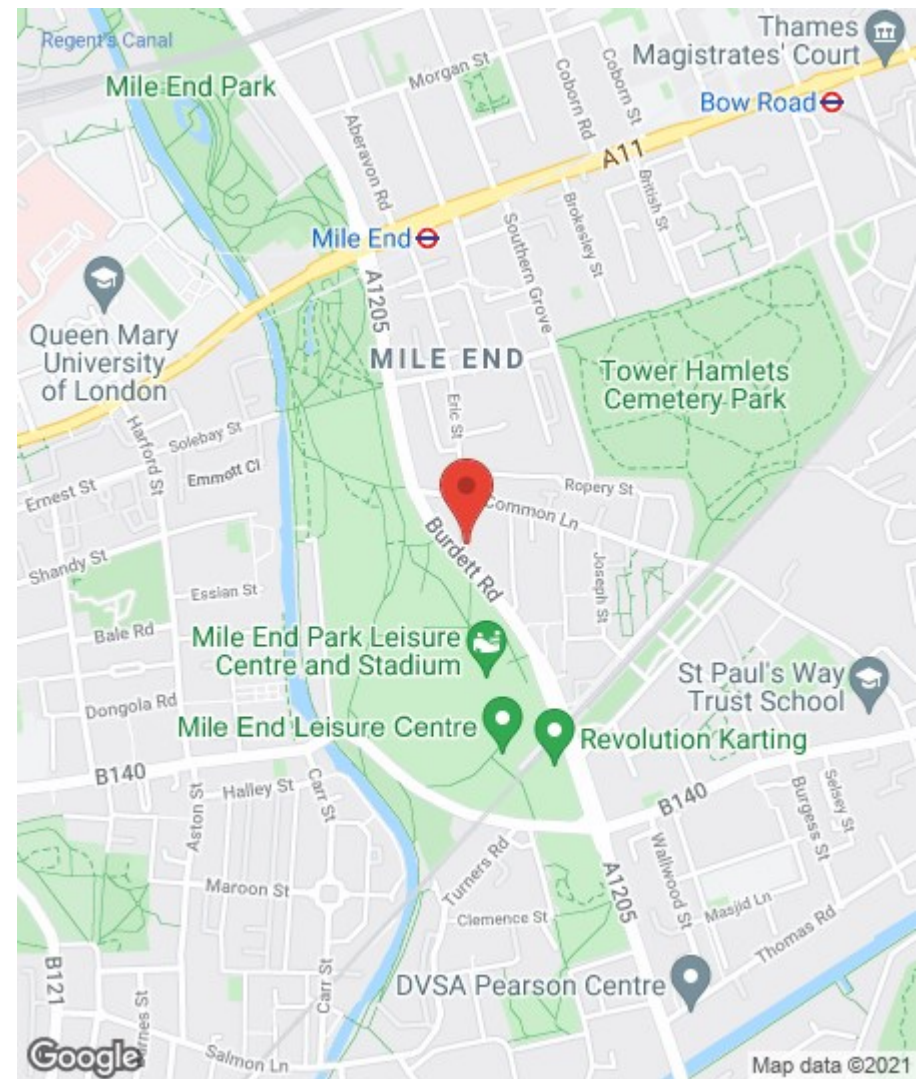
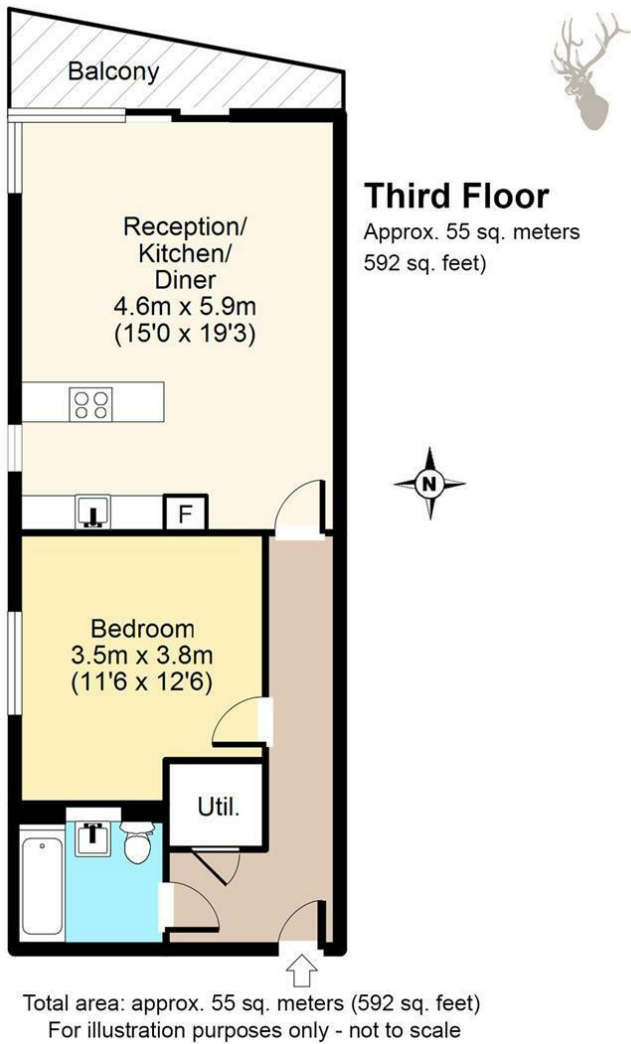
£1,250 PCM |

Positioned on the top floor the property comprises of an open-plan kitchen/reception room, double bedroom, stylish bathroom and a private balcony. Further benefits include fully integrated 'Smeg' appliances, secure entry complete with entry phone system and expansive views of the City of London skyline.

Ideally located, just a short walk from Mile End Park and an array of shopping and social amenities. Mile End Station (Central and District Line) offers swift access into the City and West End and Devons Road (DLR) provides direct access into Canary Wharf in 10 minutes (approx).







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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		82	82
(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		86	86
(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		