



BUTLER & STAG

Watney Street | Shadwell

| E1

Physical Viewings Being Accepted* *Virtual Tour Available

A fully refurbished top floor two-bedroom apartment sitting within a part newly constructed/period building, set within the heart of E1.

- *Two Double Bedrooms* • *Top Floor & Recently Refurbished* • *Chain Free* • *Excellent Location* • *Ideal Investment* • *Close To Whitechapel Station For Forthcoming Crossrail*

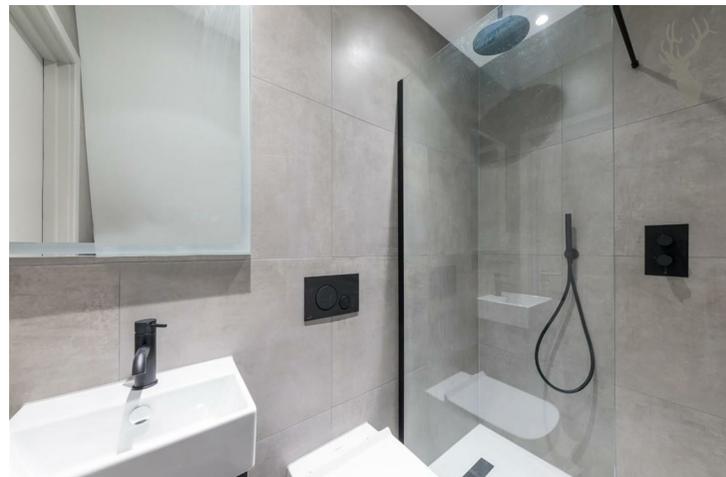
Asking Price £425,000 | Leasehold

The property comprises a large hallway, spacious dual aspect open plan contemporary kitchen/reception, master bedroom with en suite, second double bedroom and modern bathroom complete this wonderful apartment. Presented in outstanding condition with features including double glazed windows, wooden style flooring, pressed stone worktops, integrated appliances, and secure entry system. Watney Street is perfectly located for excellent transport links which include Shadwell Overground and DLR Stations, Whitechapel Underground/Overground Stations, 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. A variety of green open spaces, and the River Thames offering idyllic cycle paths and riverside walks are also close by, a plethora of eateries, shops and amenities are available within close proximity. Offered chain free.

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.

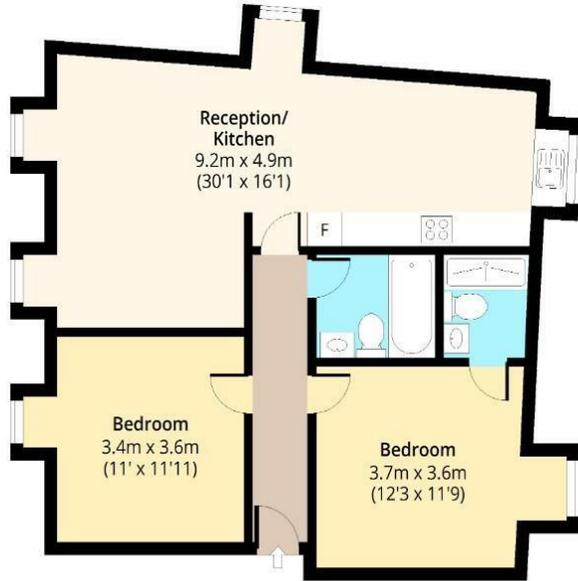




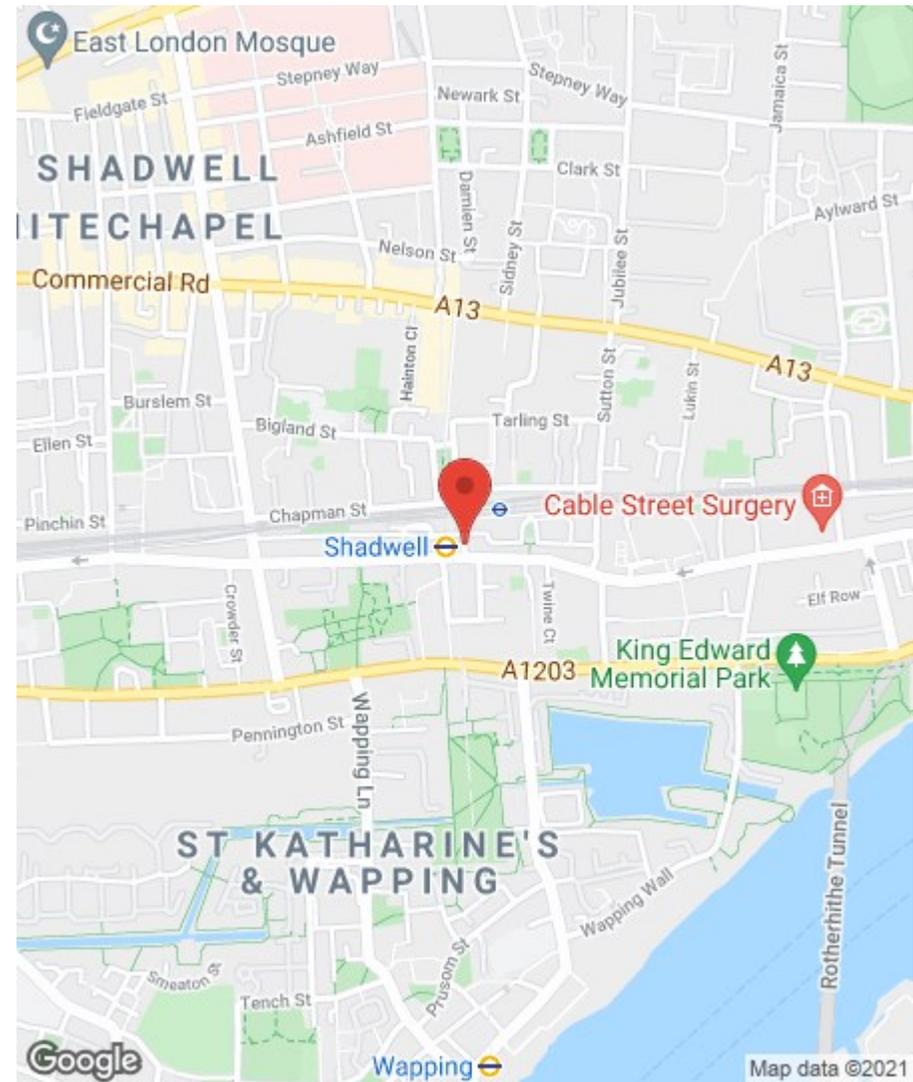


Watney Street, E1

Third Floor
Approx. 78.90 Sq. meters (849 Sq. feet)



Total area: approx. 78.90 Sq. meters (849 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.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	