



BUTLER & STAG

Grove Road | Bow
| E3

Price Guide £425,000 - £430,000

Forming part of this glorious four storey, Victorian style development and set within the much sought after Tredegar Square conservation area is this two bedroom neo Victorian residence.

- *Secure Gated Parking* • *Two Bathrooms* • *Opposite Mile End Park* • *Mile End Station A Moments Walk Away* • *689 Sq/ft Internal Living Space* • *Fully Fitted Kitchen* • *Two Double Bedrooms* • *Chain Free*

Price Guide £425,000 | Leasehold

The property has all the features necessary to accommodate a contemporary lifestyle for the next discerning buyer. There is a large open plan living area with a modern fully fitted kitchen - complete with integrated appliances. It also features two double sized bedrooms one of which boasting a En-suite and a beautiful bathroom.

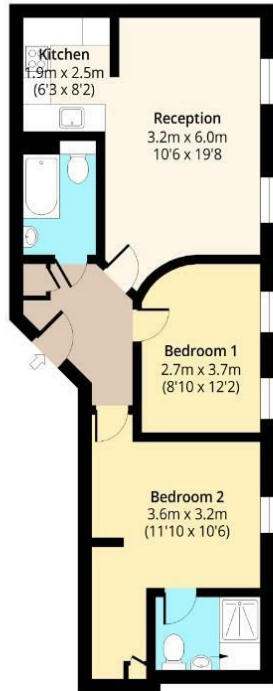
Grove Road is also well located near various transport links including Mile End (Central Line), Bow Road (District and Hammersmith & City) and also Bow Road (DLR) meaning access into the City and Canary Wharf is straight forward.



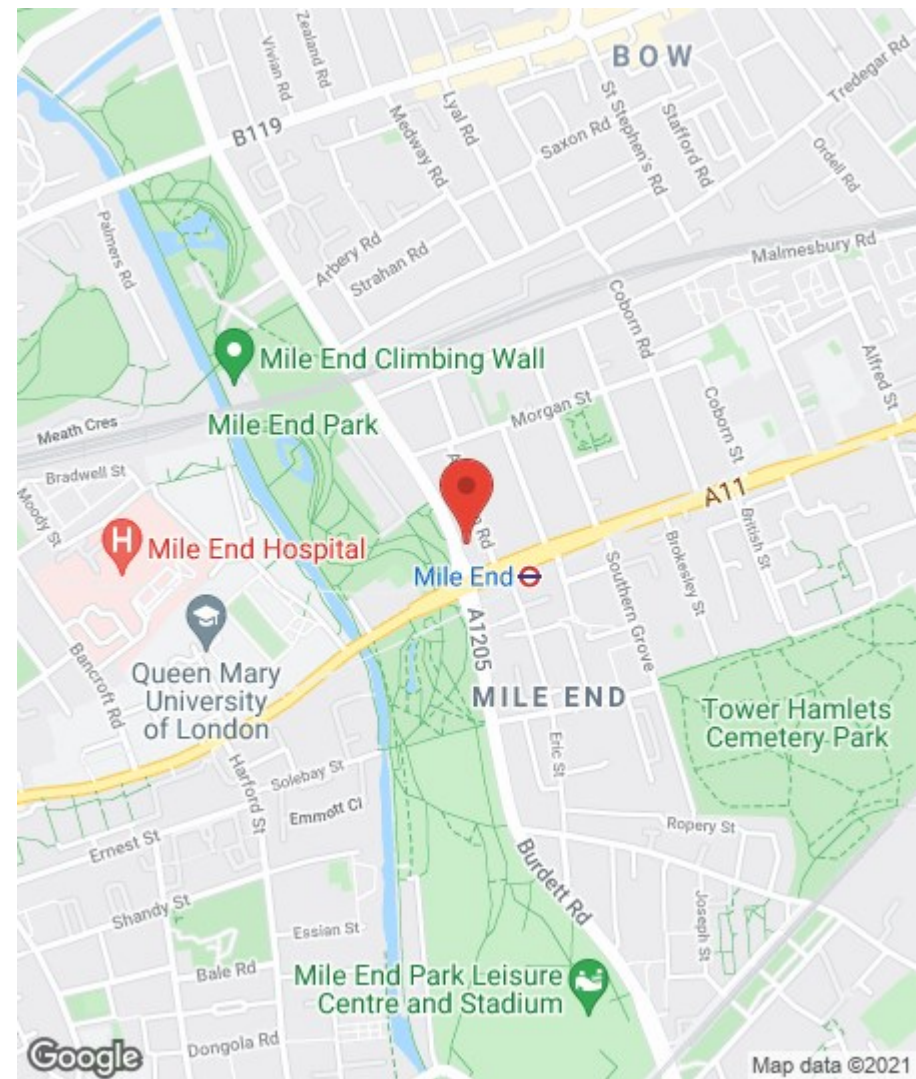


Grove Road, E3

Second Floor
Approx. 64.01 Sq. meters (689 Sq. feet)



Total area: approx. 64.01 Sq. meters (689 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		78	81
(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		82	85
(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		