



BUTLER & STAG

Whitton Walk | Bow
| E3

Guide Price £400,000 - £450,000

*** Physical Viewings Being Accepted ***

A beautifully presented split level, three bedroom apartment, measuring over 1000 sq/ft of internal living space just a moments walk to the social hub of Roman Road and the gates of Victoria Park.

- Spanning Over 1000 Sq ft of Living Space • Bow Church Station Close By • Eat-In Kitchen • Balcony • Three Double Bedrooms • Historic Roman Road Market Close By • Split Level Maisonette • Bow Road Station Close By • Resident Parking*

Price Guide £400,000 | Leasehold

Accessed via your own front door the property comprises eat-in kitchen, d/stairs cloakroom, a well-proportioned living room with double glazed windows. Upstairs there are three double bedrooms and family sized bathroom. Throughout there is good built-in storage and cupboard space, whilst the property is well-presented and in good condition.

Whitton Walk is within easy reach of Victoria Park, the Olympic Village and amenities of Roman Road. Multiple transport links are easily accessible including bus routes from Bow Road, whilst Bow Road (District and Hammersmith & City) and Bow Church DLR both offer swift and direct access to Canary Wharf, The City and West End.







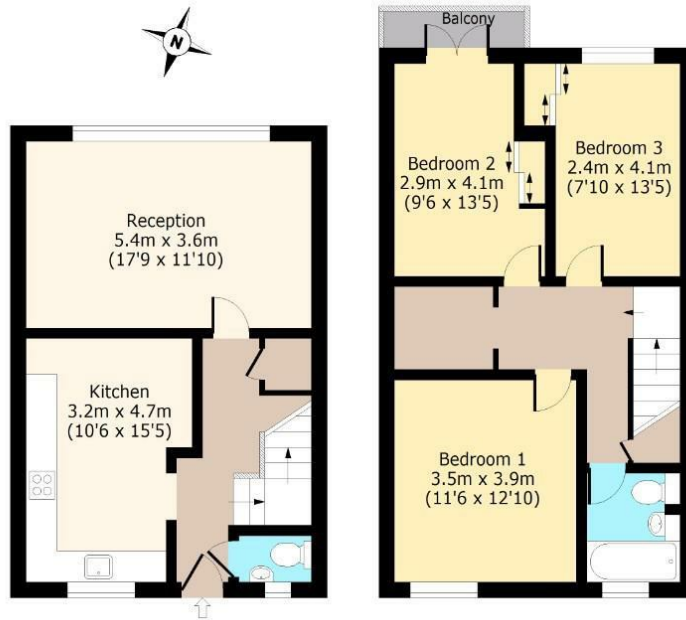
Whitton Walk, E3

Second Floor

Approx. 46.73 Sq. meters (503 Sq. feet)

Third Floor

Approx. 55.00 Sq. meters (592 Sq. feet)



Total area: approx. 101.73 Sq. meters (1095 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.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		

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		