



BUTLER & STAG

Marlow House
Calvert Avenue | Shoreditch
London | E2

Located on Calvert Avenue and close to Redchurch Street which hosts The Boundary Rooftop, Hotel Restaurant and Albion cafe, is this charming two bedroom apartment

Beautiful Presentation / Two Double Bedrooms / Solid Wood Floors / Second Floor / Arnold Circus Estate / Convenient Location

Asking price of £799,995 / Leasehold

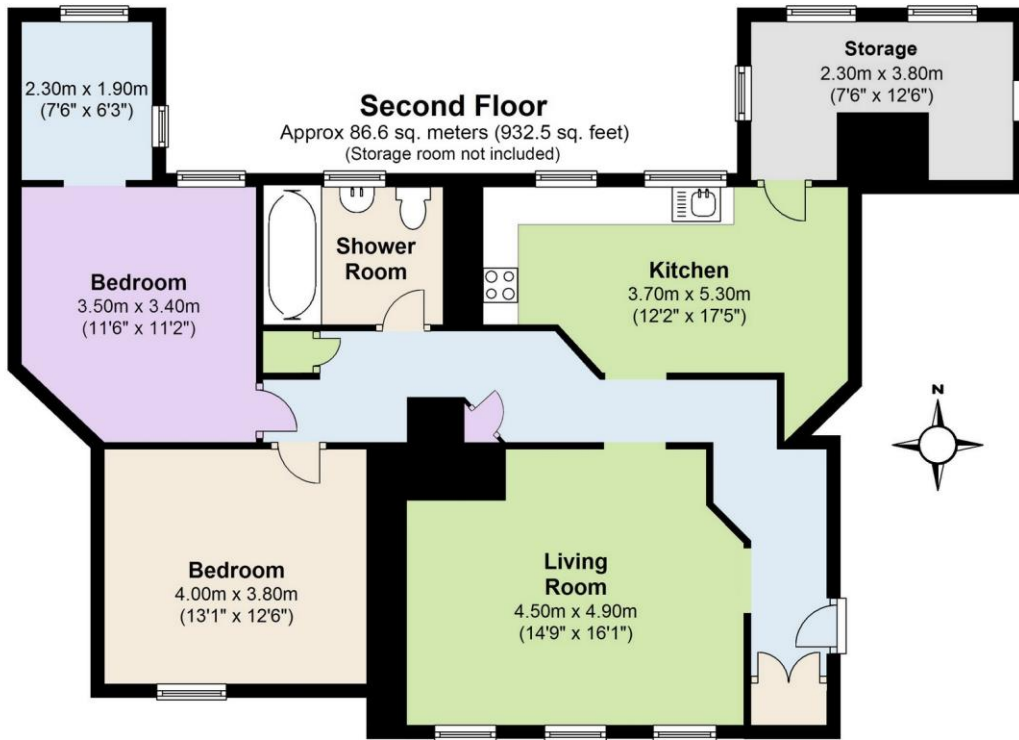
Located on Calvert Avenue and close to Redchurch Street which hosts of The Boundary Rooftop, Hotel, restaurant and Albion cafe, is this charming two bedroom apartment in this beautiful red brick building, which forms part of the Arnold Circus Estate. The apartment is finished to a very high standard throughout with solid wood floors to the reception, two double bedrooms, one with potential for a walk in wardrobe or office, fully tiled bathroom and a large kitchen/diner with utility/storage room.



The apartment is arranged on the second floor and would be perfect for someone looking for a home that has character and style. With Shoreditch High Street station being just a short walk away, it is ideal for anyone who needs swift access to Canary Wharf or Liverpool Street. Brick Lane, Spitalfields and Shoreditch have some of East London's best restaurants, shops and bars, making this a great base from which to enjoy all the local amenities.





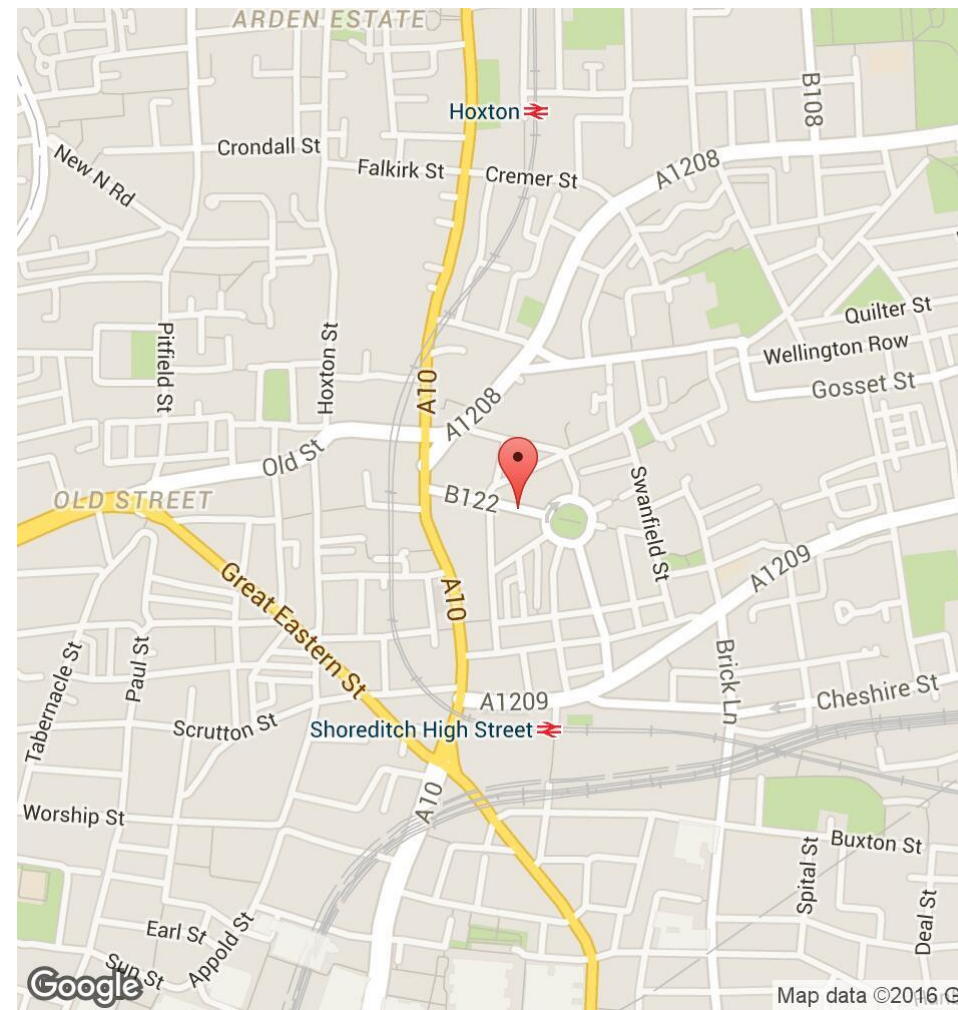


Total area: Approx 86.6 sq. meters (932.5 sq. feet)
For illustration purposes only - not to scale
(Storage room not included)

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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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	70
(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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	64
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	