



BUTLER & STAG

Tredegar Road | Bow
| E3

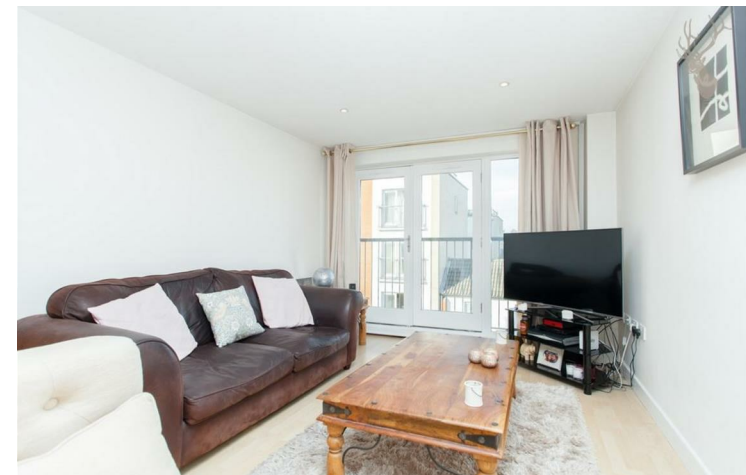
A larger than average and well presented two bedroom third floor apartment with off-street parking, set within this popular purpose built development on Tredegar Road.

• Off Street Parking • Third Floor Apartment • Separate Kitchen • Good Transport Links • Two Double Bedrooms • Large Living Space

Offers Over £410,000 / Leasehold

Accessed via security entrance with lift leading to the third floor, accommodation offers a large living room with space for a dining area and double doors opening to a Juliette-style balcony. There is a separate and fully integrated kitchen, two well proportioned double bedrooms and a white washed contemporary bathroom suite. The apartment also comes with an off-street parking space.

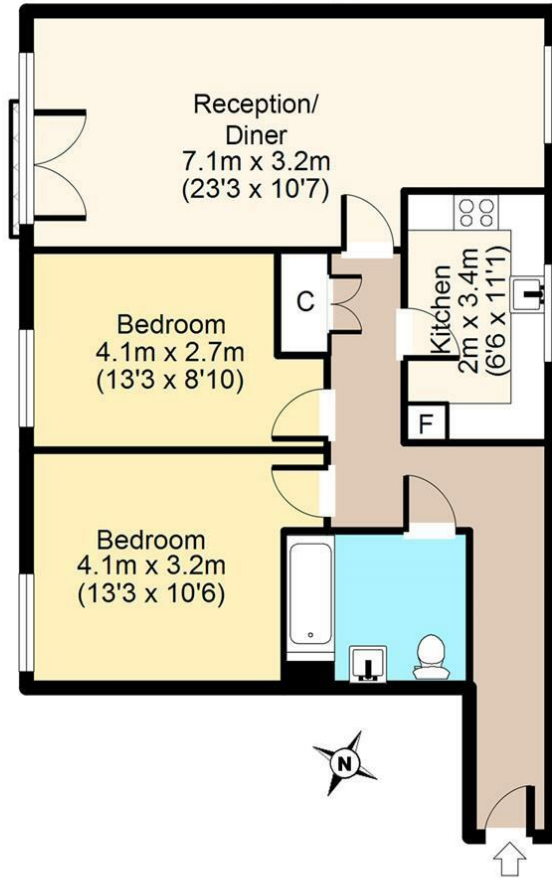
Well located for transport with Bow Church DLR, Bow Road underground (District and Hammersmith & City) and Mile End underground (Central, District and Hammersmith & City) all easily accessible.





Tredegar Road, E3

Third Floor



Total area: approx. 67 sq. metres (721 sq. feet)
For illustration purposes only - not to scale

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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 (CO₂) 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	