



BUTLER & STAG

Festubert Place | Bow
| E3

Guide Price £350,000 - £365,000 Located on the fourth floor of this striking modern development is this spacious, well presented one-bedroom apartment.

• Modern Development • Balcony • Spanning over 520 Sqft • Roof Top Communal Gardens • Close to Mile End Tube Station

Price Guide £350,000 | Leasehold

The floor to ceiling windows allow a wealth of natural light in to the apartment and the south-east facing balcony allows you to fully appreciate the sense of inner city living. This property is composed of a large open plan kitchen and living area with doors expanding out to the oversized balcony, a double-sized bedroom with fitted wardrobes and a sleek modern bathroom. The development also enjoys two communal rooftop gardens which all residents can look to enjoy.

Aubers Ridge Court is an established residential quarter of East London and is Nestled off Tredegar Road. There are several transport links nearby with Bow Church DLR, Bow Road underground (District and Hammersmith & City) and Mile End underground (Central, District and Hammersmith & City) all easily accessible.

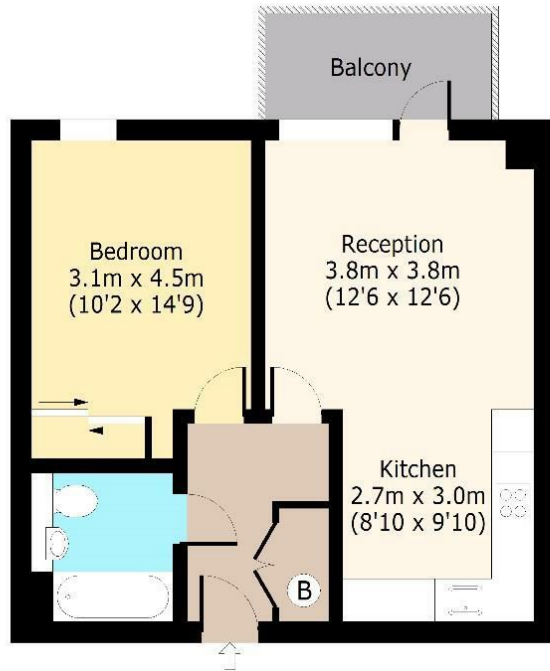




Aubersridge Court, E3

Fourth Floor

Approx. 48 Sq. meters (520 Sq. feet)



Total area: approx. 53 Sq. meters (571 Sq. feet) (Including Balcony)

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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	