



BUTLER & STAG

Spencer Way | Shadwell

| E1

A second floor two double bedroom modern apartment set within a cul-de-sac just a stone's throw from Shadwell DLR and Overground stations. One stop from Bank!

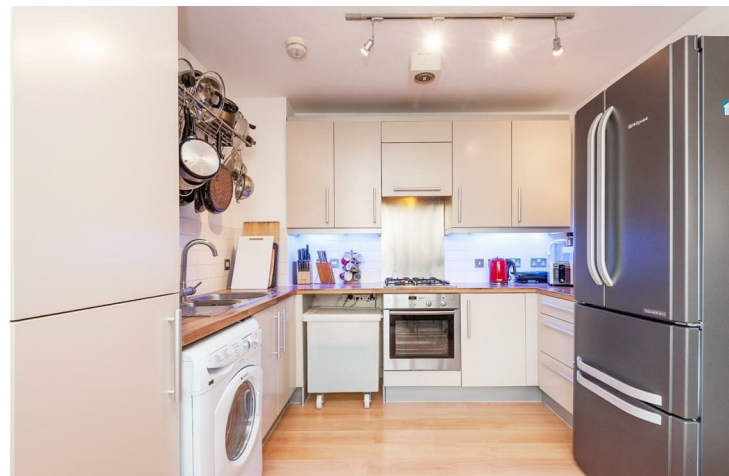
• Two Double Bedrooms • 2nd Floor • Modern Development • Private Balcony • Cul-De-Sac Location • Local Shops On Doorstep • Excellent Transport Links • One Stop To Bank Station

£425,000 | Leasehold

Measuring approximately 732 sq. ft. the property boasts well proportioned rooms and bright interiors. Comprising of two double bedrooms, bathroom and a semi open-plan modern kitchen/diner leading through to a living/entertaining space with access to a private balcony.

The development benefits from access to a roof terrace and a concierge shared with two neighbouring buildings.

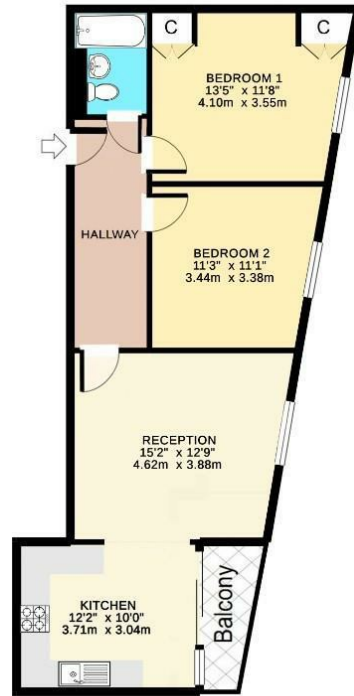
Location for those looking to commute to the City or Canary Wharf is ideal. Shadwell DLR and Overground station is just moments away, just one stop from Bank and approximately 7 minutes to Canary Wharf. The hot spots of Wapping, Brick Lane St Katherine's Dock and Spitalfields are also within easy reach.





Dimsdale Heights, E1

Approximate Gross Internal Area 732 sq. ft - 68 sq. m.



Second Floor
Total Floor Area 732 sq. ft - 68 sq. m.

For Illustration Purposes Only - Not To Scale.
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	81	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	84	84
(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	