



BUTLER & STAG

Ollerton Green | London

| E3

*\*Physical viewings taking place\**

*Spacious three bedroom maisonette arranged over the second and third floor of this development on the south-eastern border of Victoria Park.*

- *Three Double Bedrooms* • *Furnished Apartment* • *South Facing Balcony* • *Available Immediately* • *Good Decorative Order* • *Victoria Park Location*

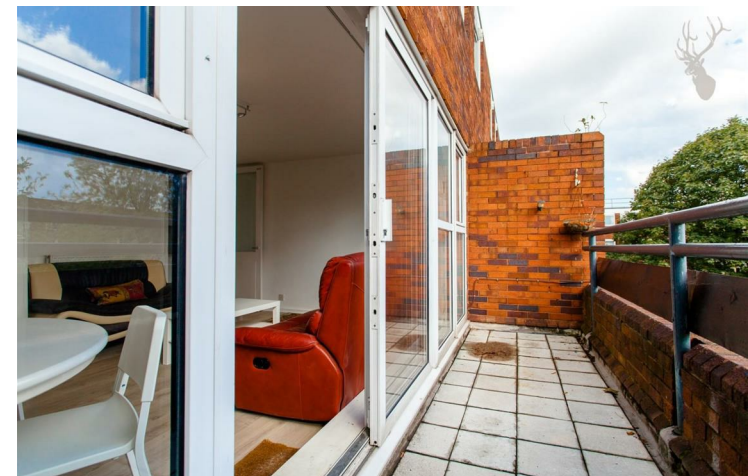
**£1,650 |**

Presented in good decorative condition throughout, second floor accommodation includes a good size living room with glazed sliding doors which open to the south-facing private balcony. There is a separate eat-in kitchen, storage and a cloakroom with WC on this floor. Upstairs there are three double bedrooms and the main bathroom.

Ollerton Green is well placed on the border of Victoria Park great for walkers and runners, whilst cyclists have easy access to the canal tow paths. Numerous transport links can be easily accessed, including Bow Road (District and Hammersmith & City) and Bow Church DLR, whilst Stratford International, Bethnal Green underground and bus routes are also easily accessible.

Roman Road Market is in close proximity, whilst the trendy pubs and restaurants of Hackney Wick are all within striking distance.

Available immediately, the property is offered furnished.

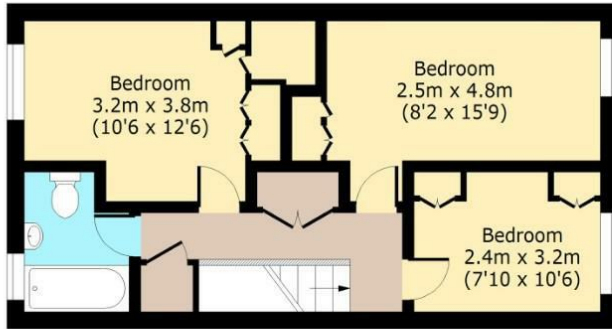




# Ollerton Green, E3

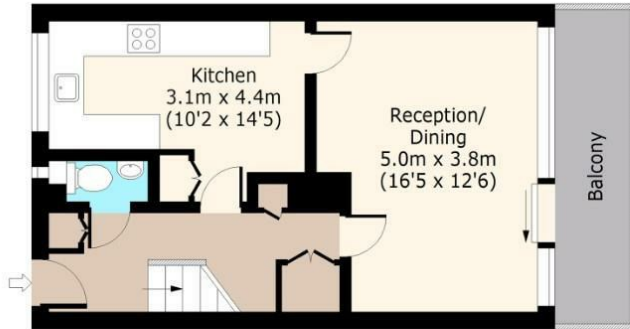
## Third Floor

Approx. 50 Sq. meters (538 Sq. feet)

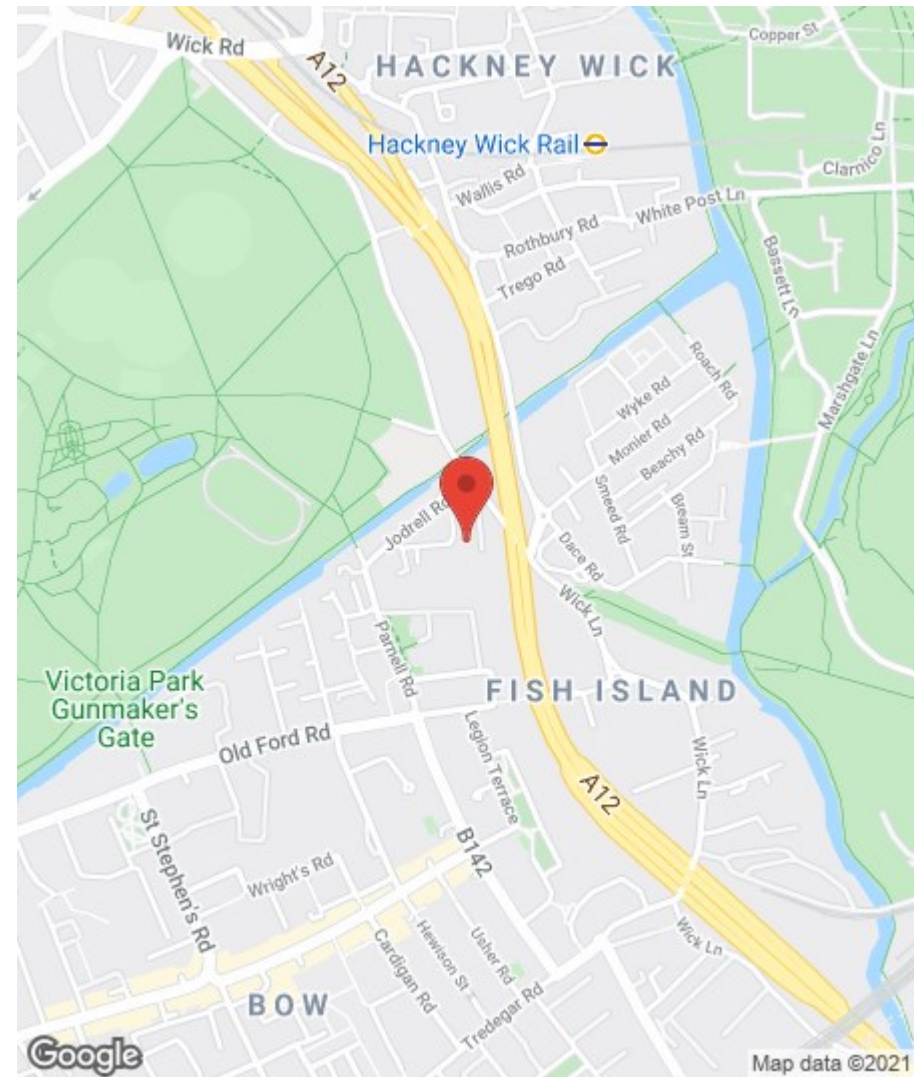


## Second Floor

Approx. 42 Sq. meters (452 Sq. feet)



Total area: approx. 91.9 Sq. meters (990 Sq. feet) (Excluding Balcony)  
 Total area: approx. 98.9 Sq. meters (1065 Sq. feet) (Including Balcony)  
 For illustration purposes only - not to scale  
 www.lpaplus.com



# BUTLER & STAG

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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		64	72
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	71
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	