

BUTLER & STAG

Hornbeam Square | London

| E3

*Fantastic two-bedroom apartment situated on the third floor of this modern development,
boasting fantastic views over the Grand Union Canal and Victoria Park.*

• Two Bedroom Apartment • Third Floor • Private Balcony • Canal and Park Views • Off Street Parking • Available Immediately

£1,500 |

Accessed via secure entrance the apartment is situated on the third floor of this modern development. There is a good size living room, separate fully fitted kitchen, two double bedrooms, and a stunning recently fitted shower room. There is a private balcony accessed off the living room with direct views over the canal and Victoria Park.

The property also comes with an allocated off-street parking space. Available furnished for immediate occupation.

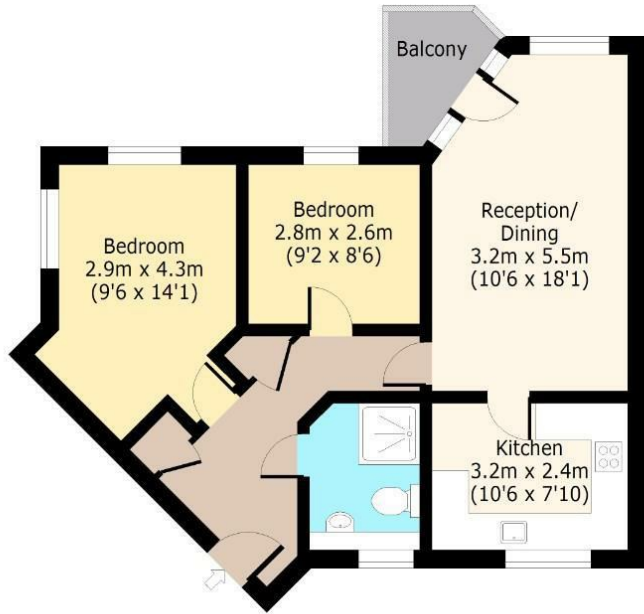




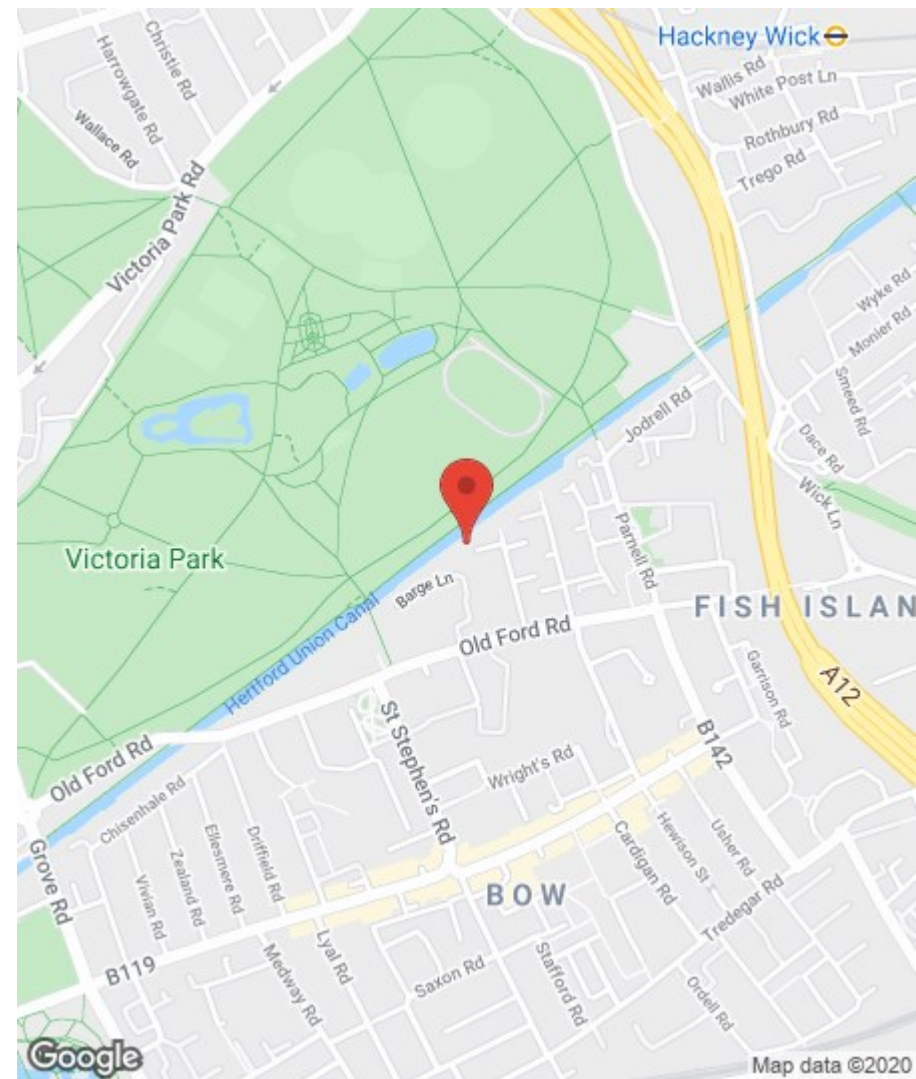
Rowan House, Hornbeam Square, E3

Third Floor

Approx. 60 Sq. meters (645 Sq. feet)



Total area: approx. 60 Sq. meters (645 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com



BUTLER & STAG

508 Roman Road, Bow, London, E3 5LU | 020 8102 1236 |

bow@butlerandstag.com | www.butlerandstag.uk

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	1	1	
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	1	1	
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		