



BUTLER & STAG

Cam Road | Stratford

| E15

*GUIDE PRICE £425,000 - £450,000 *Physical Viewings Being Accepted**

Forming part of this excellently located modern building is this well-proportioned stunning two bedroom apartment. Situated on the fourth floor, this property comprises an open plan living space/kitchen leading to a private balcony, two double bedrooms, master bathroom, extremely large hallway and ample storage.

• Two Double Bedrooms • Large Apartment • Excellent Transport Links • Private Balcony • Open Plan • Ample Storage • EWS1 Compliant

Price Guide £425,000 | Leasehold

Presented in outstanding condition and features include double glazing, sliding balcony doors, contemporary kitchen and stylish bathroom. Residents will also benefit from a concierge service. Cam Road is perfectly located for excellent transport links which include Stratford Underground and Overground Station, Stratford High Street DLR Station as well as various bus routes allowing for swift and direct access to the City and West End, all of which are within a short walk. As well as the green open spaces of the Olympics regeneration area, a number of rivers are within a stone's throw away offering idyllic cycle paths and walks. A plethora of eateries, shops and amenities are also nearby including Westfield Stratford City.

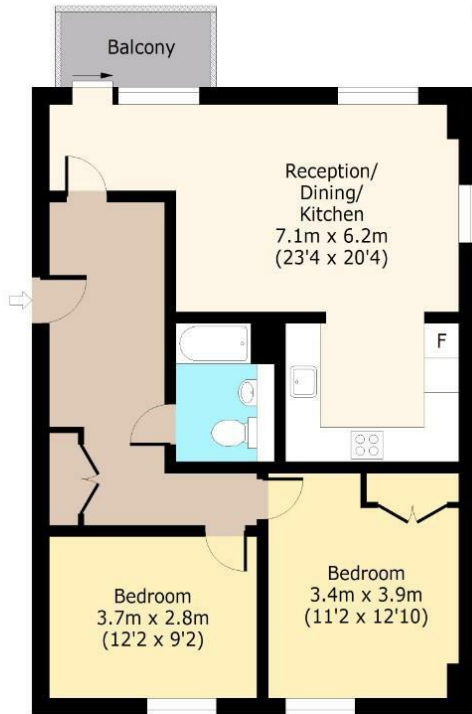




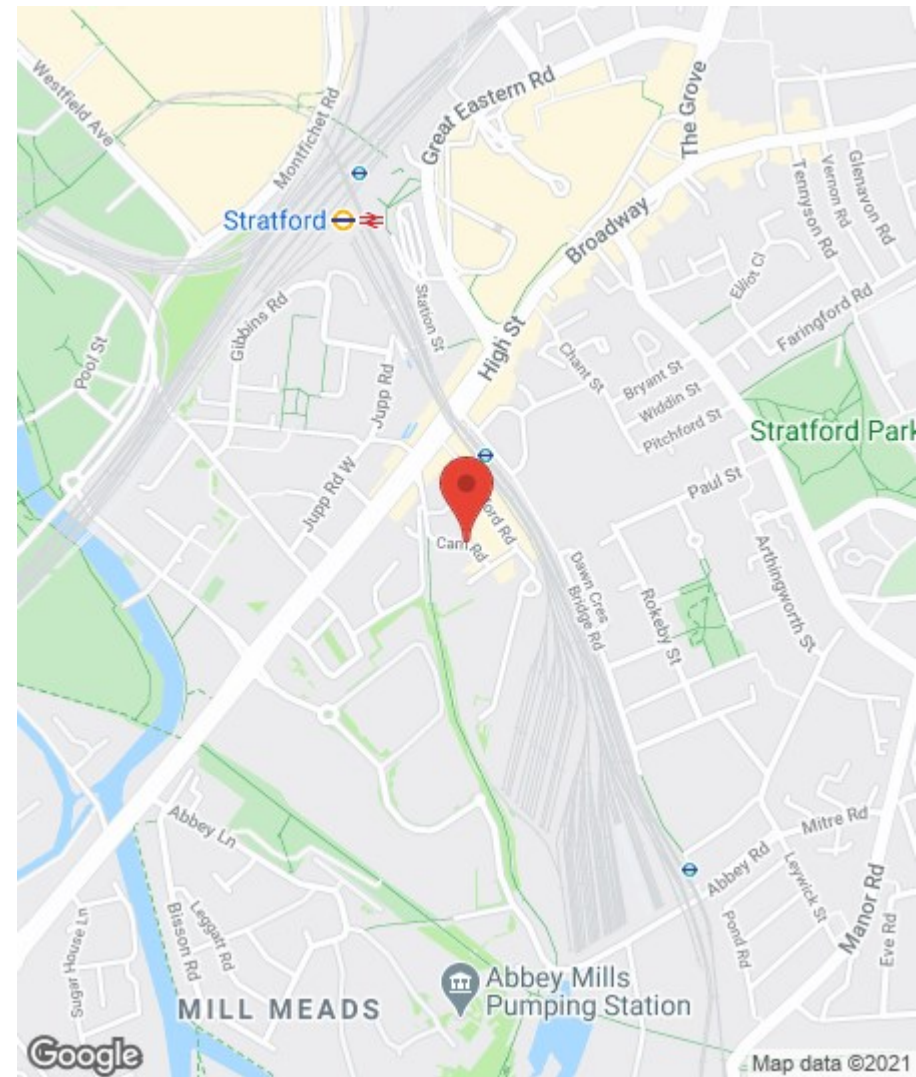
Burford Wharf, Cam Road, E15

Fourth Floor

Approx. 73 Sq. meters (786 Sq. feet) (Excluding Balcony)
Approx. 77 Sq. meters (829 Sq. feet) (Including Balcony)



Total area: approx. 73 Sq. meters (786 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.

