



BUTLER & STAG

Ravenscroft Street | Bethnal Green

| E2

Situated within 100 metres of Columbia Road flower market is this top floor, split level, three bedroom apartment providing huge scope to add value through improvement.

• Columbia Road Flower Market • Split Level Apartment • Scope To Add Value Through Improvement • Top Floor • Down Stairs Toilet • Three Bedrooms

Asking Price £450,000 | Leasehold

Arranged over the top floor of this low rise, brick built development accessed via its own front door... there is a well-proportioned living room, eat-in kitchen, down stairs toilet, three well-proportioned bedrooms, family bathroom and good storage throughout.

The apartment sits on the borders of the two vibrant districts of Shoreditch and Bethnal Green. The vibrancy of both Broadway Market and Shoreditch, with their eclectic mix of café's, restaurants, bars, markets and shops lie within easy reach.

Transport links include Hoxton Station, Shoreditch High Street Station and the area is well served by bus routes - 26 (to South Bank), 48 (London Bridge) and 55 (Oxford Circus).



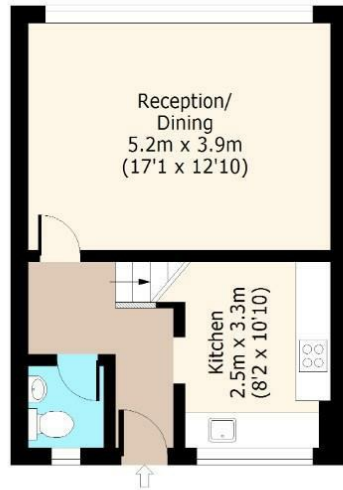


Ravenscroft Street, Bethnal Green, E2



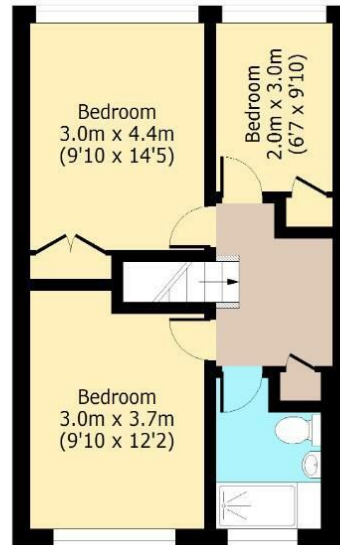
Third Floor

Approx. 38 Sq. meters (409 Sq. feet)



Fourth Floor

Approx. 45 Sq. meters (487 Sq. feet)



Total area: approx. 83 Sq. meters (896 Sq. feet)
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			
		66	71
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		