



BUTLER & STAG

Jodrell Road | Bow
| E3

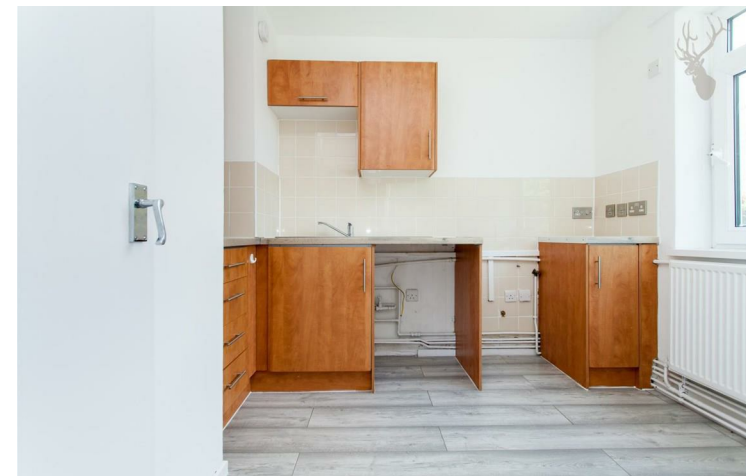
GUIDE PRICE £225,000 - £250,000 *Physical Viewings Being Accepted*

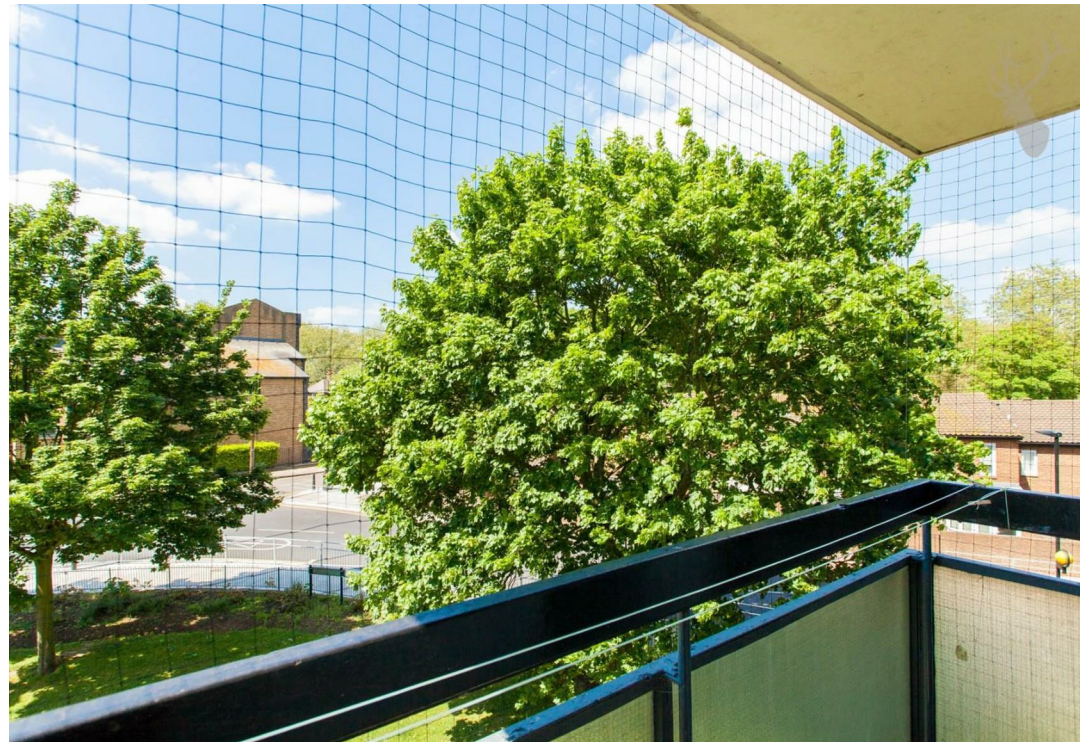
Fantastic one bedroom apartment situated on the south-eastern border of Victoria Park.

• Private Balcony • No Onward Chain • Border of Victoria Park • Easy Access to Canal Tow Paths • Excellent Condition • 24 Hour Concierge

Price Guide £225,000 | Leasehold

Situated on the second floor of this recently modernised building the property has well-proportioned rooms with a large living room offering access to a private balcony, separate fully fitted kitchen, double bedroom, and smart modern bathroom. The apartment also benefits from a 24-hour on-site concierge. Waverton House is well placed for Victoria Park and canal tow-paths which are literally on your doorstep whilst the ever-changing Roman Road with its shops, supermarkets, restaurants, and coffee shops is just a short stroll. We are informed by the seller that Natwest have recently approved a residential mortgage on a two-bedroom flat within the development.

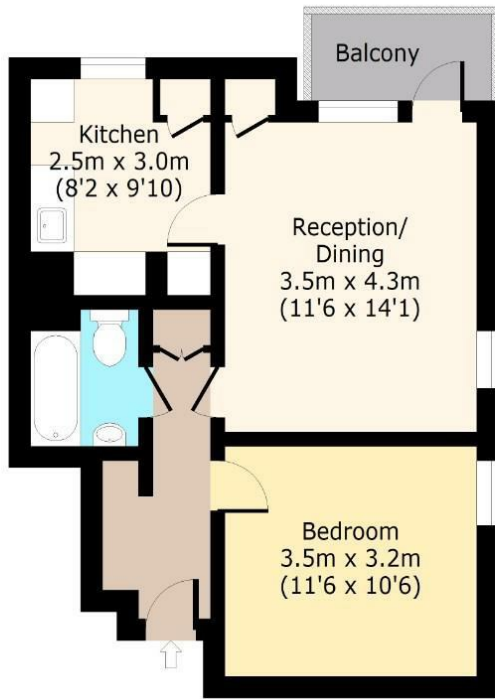




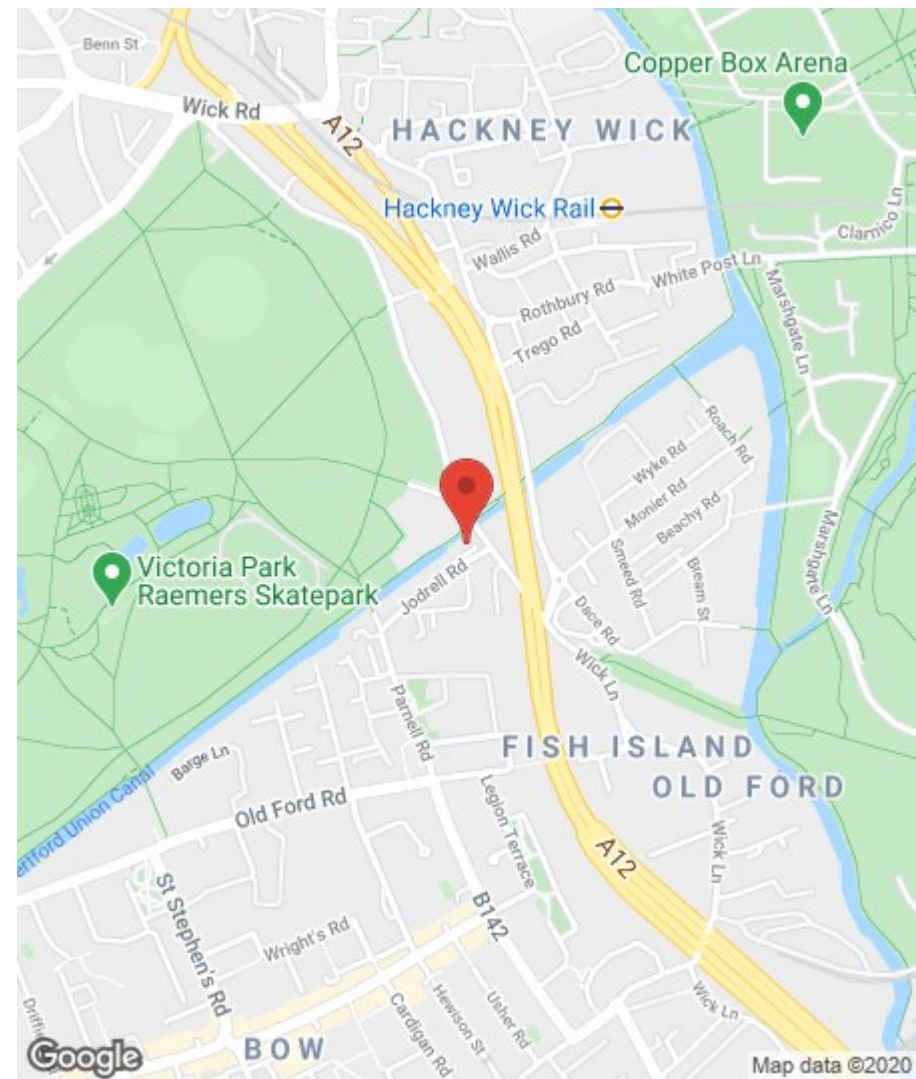
Jodrell Road, E3

Second Floor

Approx. 45 Sq. meters (485 Sq. feet)



Total area: approx. 45 Sq. meters (485 Sq. feet) (Excluding Balcony)
 Total area: approx. 48 Sq. meters (517 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	76
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			
		75	79
England & Wales		EU Directive 2002/91/EC	