



BUTLER & STAG

Tredegar Road | Bow
| E3

Physical Viewings Being Accepted

Situated on the fourth floor and being in a corner position, this dual aspect one bedroom apartment enjoys widespread skyline views..

• Duel Aspect Apartment • Bright and Spacious • Juliette Balcony • Well Presented • Historic Roman Road • One Bedroom • Bicycle Storage

Asking Price £350,000 | Leasehold

The floor to ceiling height windows allow a wealth of natural light in to the apartment allowing you to fully appreciate the sense of serene living. Accessed via security entrance with lift, accommodation spans 528 Sq. ft and comprises of a fully fitted open plan kitchen, including integrated appliances (dishwasher, washing machine and fridge/freezer). Spacious living room which has French doors leading to a Juliette balcony and a contemporary bathroom suite. The apartment also benefits from communal satellite TV connection and is well located for the historic Roman Road market, Victoria Park and the Olympic Village with all its amenities.

There are several transport links nearby with Bow Church DLR, Bow Road underground (District and Hammersmith & City) and Mile End underground (Central, District and Hammersmith & City) all easily accessible.

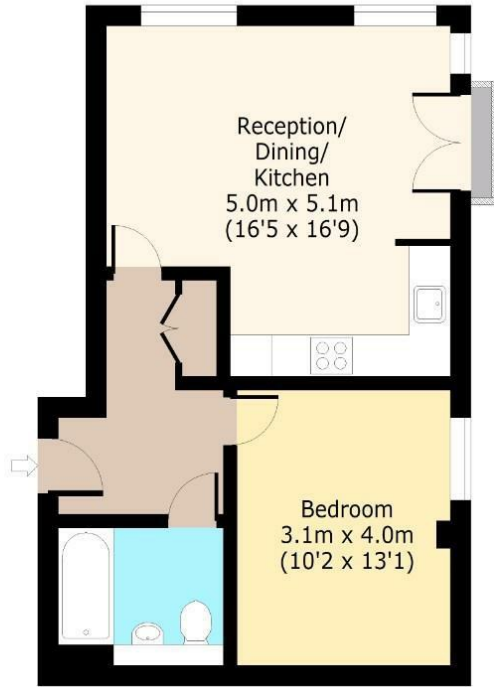




**Bevan Court,
Tredegar Road, E3**

Fourth Floor

Approx. 49 Sq. meters (528 Sq. feet)



Total area: approx. 49 Sq. meters (528 Sq. feet)

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		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		

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