



**BUTLER & STAG**

Palmers Road | Bethnal Green

| E2

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*Guide Price £800,000 - 950,000*

*\*Physical Viewings Being Accepted\**

*Set within this secure gated mews development is this striking, modern town house. Spanning over 1500 Sq ft. and arranged over three floors this property provides versatile living accommodation for the new prospective owner.*

- Secure Gated Mews • Freehold • Victoria Park Close By • Two Bathrooms • Versatile Living Accommodation • Private Terrace • Secure Parking • Four Double Bedrooms • 1500 Sq ft of internal Living Space • Chain Free*

## *Price Guide £800,000 | Freehold*

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Spaciously arranged over three floors the property boasts four exceptionally large double bedrooms, ground floor shower room and top floor family sized bathroom, private terrace that enjoys afternoon sun, dual aspect kitchen/reception room and conservatory.

Justine's Place is set off a no-through turning just moments from the green open spaces of Victoria Park, Regents Canal, Mile End Ecology Park, Soho Gym and Mile End tube station all close by.

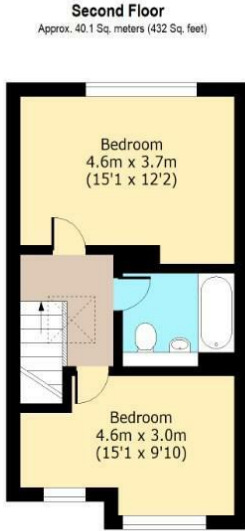
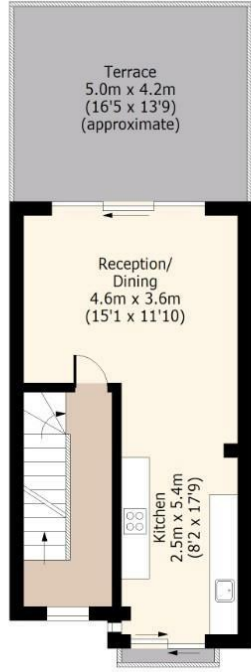
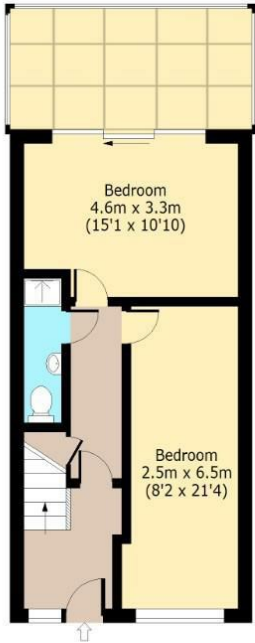




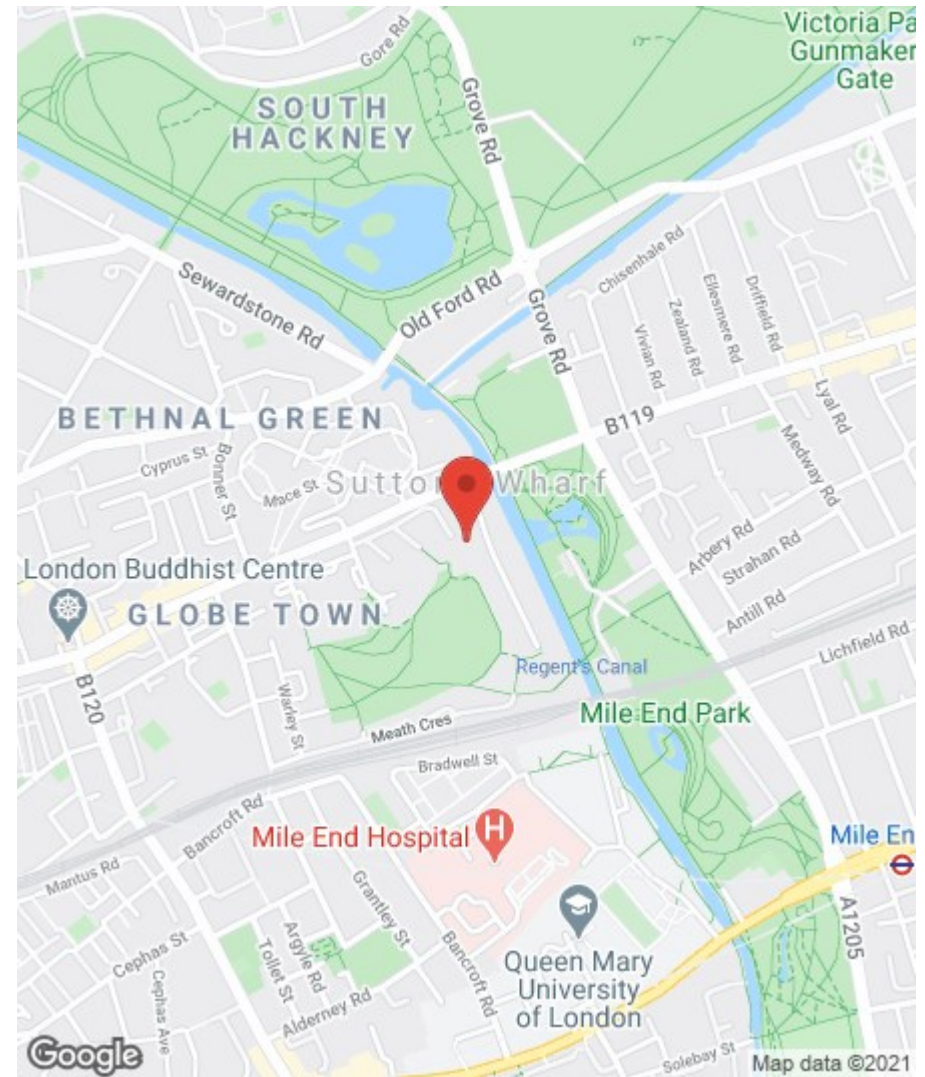
**Justines Place,  
Palmers Road, E2**

**First Floor**  
Approx. 40.1 Sq. meters (432 Sq. feet)

**Ground Floor**  
Approx. 60.9 Sq. meters (656 Sq. feet)



Total area: approx. (Including Terrace) 161.8 Sq. meters (1742 Sq. feet)  
Total area: approx. (Excluding Terrace) 141.2 Sq. meters (1520 Sq. feet)  
For illustration purposes only - not to scale  
www.ipaplus.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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	