



**BUTLER & STAG**

Wellington Way | Bow  
| E3

---

*Price Guide £425,000 - £450,000*

*\*Physical Viewings Being Accepted\**

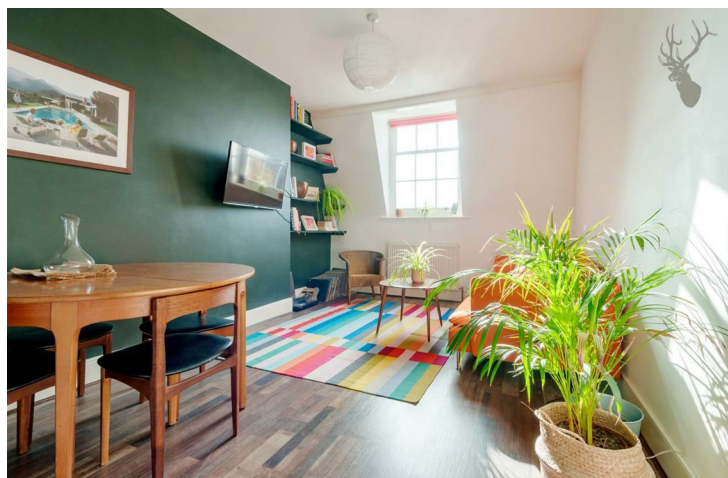
*Forming part of this excellently located purpose built dwelling is this well proportioned two-bedroom apartment.*

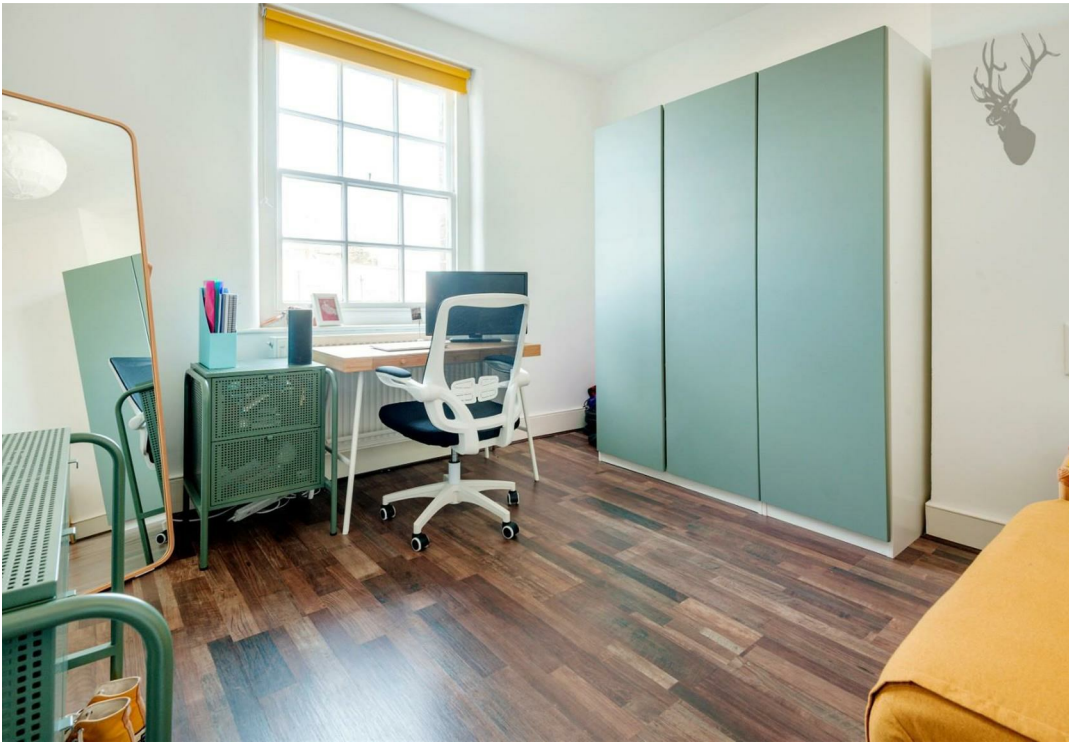
- Victorian Mansion Block • Two Double Bedrooms • Chain Free • Excellent Transport Links • Off-Street Parking • Private Balcony*

*Price Guide £425,000 | Leasehold*

---

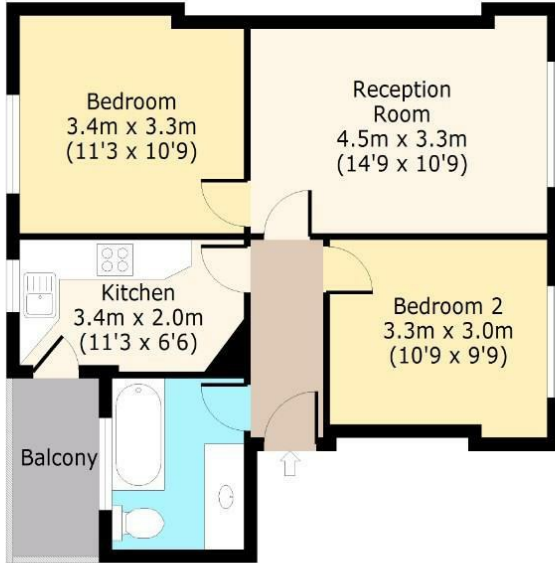
Situated on the top floor of an old railway workers Victorian mansion block, this property comprises a separate kitchen leading to a private balcony, spacious reception/dining area, two double bedrooms and master bathroom. The property is presented in outstanding condition and features include multi paned wooden sash windows, contemporary kitchen, elegant bathroom and off-street parking. Wellington Way is perfectly located for excellent transport links which include Bow Road, Bromley-By-Bow, Mile End Underground & Bow Church DLR Stations as well as various bus routes allowing for swift and direct access to the City and West End, all of which are within a very short walk. As well as several green open spaces including Victoria Park which are within close proximity, a plethora of eateries, shops and amenities are within a stone's throw away. Chain Free.



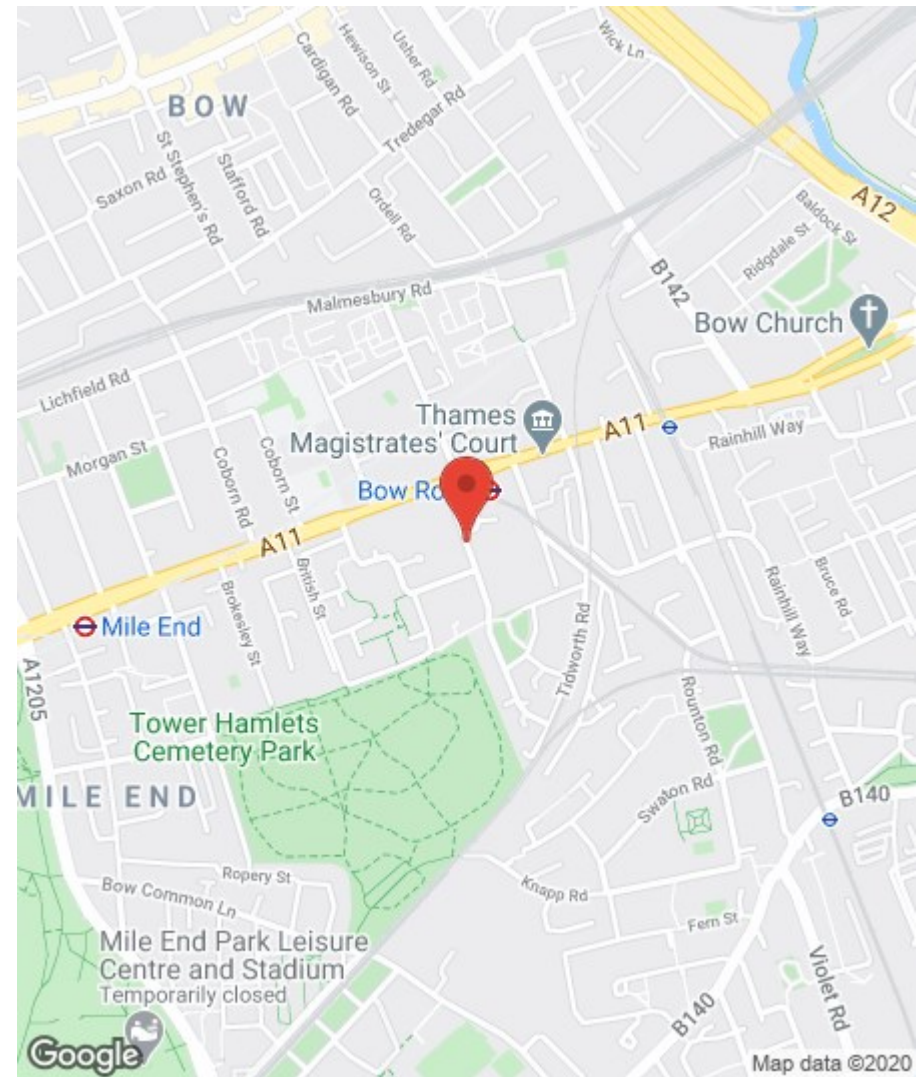


# Wellington Building

**Third Floor**  
Approx. 51 Sq. meters (549 Sq. feet)



Total area: approx. 51 Sq. meters (549 Sq. feet)  
For illustration purposes only - not to scale  
[www.londonpropertyassessments.co.uk](http://www.londonpropertyassessments.co.uk)



# BUTLER & STAG

508 Roman Road, Bow, London, E3 5LU | 020 8102 1236 |  
[bow@butlerandstag.com](mailto:bow@butlerandstag.com) | [www.butlerandstag.uk](http://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.

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>		43	54
(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>		24	35
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	