



BUTLER & STAG

Festubert Place | Bow
| E3

Guide Price £400,000 - £450,000

***Physical Viewings being Accepted** Situated on the top floor and being in a corner position, this dual aspect apartment enjoys far reaching views towards Canary Wharf and the ever changing London city skyline. The floor to ceiling windows allow a wealth of natural light in to the apartment and the south-west facing, 180 degree roof terrace allows you to fully appreciate the sense of serene living.*

- Secure Gated Development • South Facing 180 Degree Roof Terrace • City Views • Dual Aspect • Close to Mile End Tube Station • Communal Roof Garden/Terrace • Two on-site Bicycle Storages facilities

Price Guide £400,000 | Leasehold

The floor to ceiling windows allow a wealth of natural light in to the apartment and the south-west facing, 180 degree roof terrace allows you to fully appreciate the sense of serene living. This property is composed of a large open plan kitchen and living area with sliding doors expanding out to the wraparound terrace, a double-sized bedroom with fitted wardrobes and a sleek modern bathroom complete with a large storage cupboard. The development also enjoys two communal rooftop gardens which all residents can look to enjoy.



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.



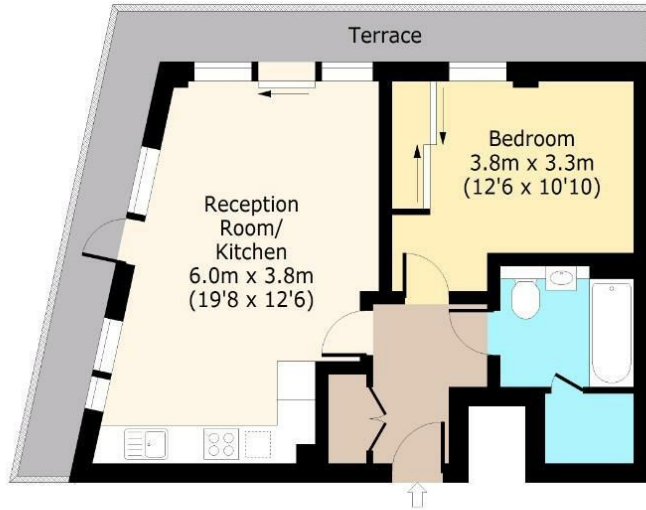




Aubers Ridge Court, E3

Fifth Floor

Approx. 45 Sq. meters (484 Sq. feet)



Total area (Excluding Terrace) : approx. 45 Sq. meters (484 Sq. feet)

Total area (Including Terrace) : approx. 57 Sq. meters (614 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	82	82
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC