



BUTLER & STAG

Devons Road | Bow
| E3

****Price Guide £400,000 - £450,000****

CASH BUYERS ONLY

A beautifully presented two bedroom apartment set on the first floor of this striking modern development occupying a corner position. The property boasts a contemporary finish and a wealth of natural light aided by the dual aspect floor to ceiling height windows and impressive high ceilings.

- *Striking Modern Development*
- *Full Width Balcony*
- *Two Bathrooms*
- *765 Sq ft of Living Accommodation*
- *Secure Communal Gardens*
- *Bike Storage*
- *Dual Aspect Apartment*
- *Close to Devons Road DLR*
- *Chain Free*
- **CASH BUYERS**

Price Guide £400,000 | Leasehold

Spanning over 760 Sq/ft of living space the property comprises of a generous sized living/entertaining space which is open plan to a sleek modern fitted kitchen and sliding doors leading to a west facing full width terrace, two double bedrooms (one with en-suite) and stylish bathroom.

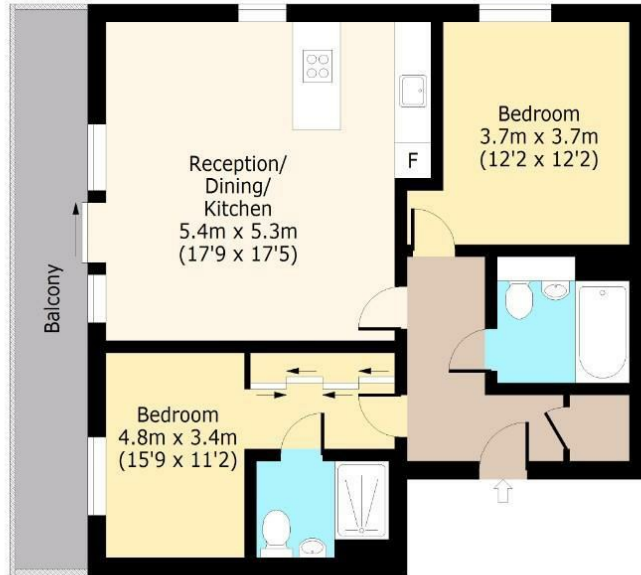
Park View Court has secure communal garden space with the added benefit of bike storage. Devons Road DLR station is a short walk away and being only four stops from Canary Wharf, Mile End station (Central and District Line) is also nearby.



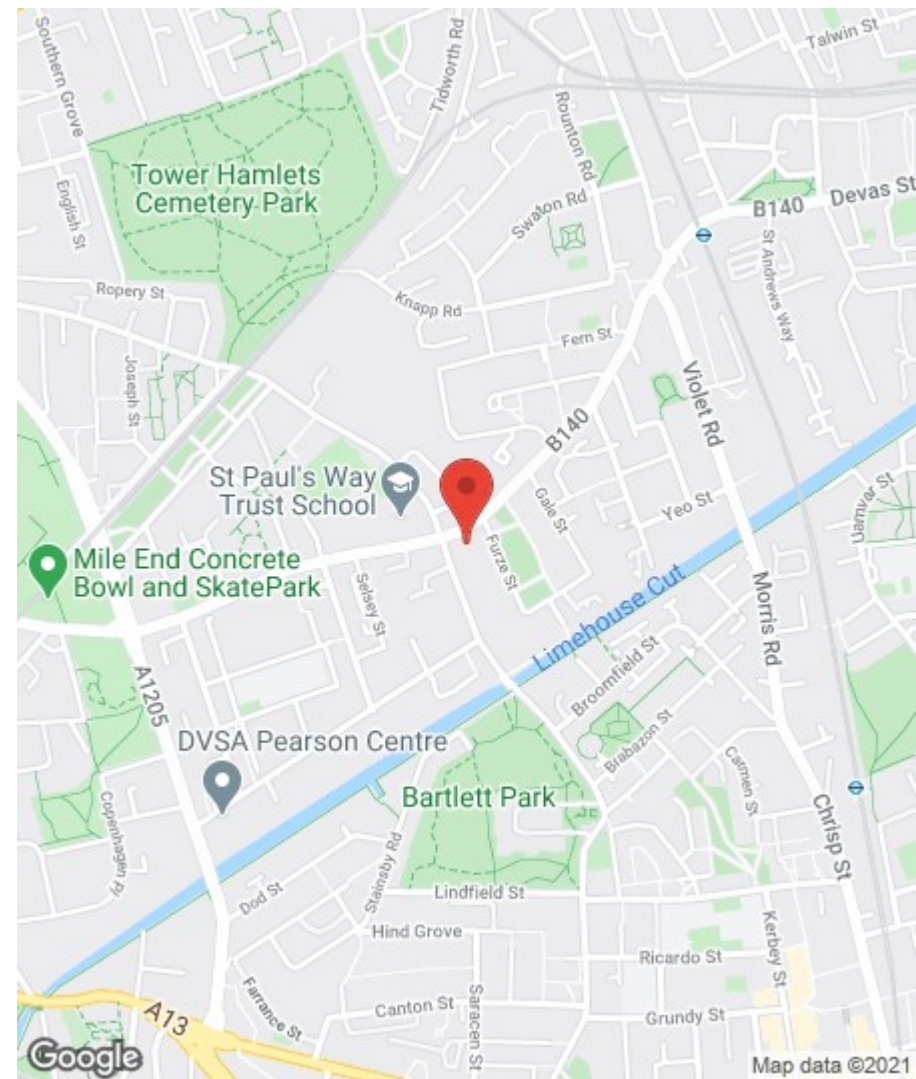


**Park View,
Devons Road, E3
First Floor**

Approx. 71.07 Sq. meters (765 Sq. feet)



Total area: approx. 71.07 Sq. meters (765 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	76	78

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			
England & Wales	EU Directive 2002/91/EC		