



BUTLER & STAG

Hawthorn Avenue | Bow
| E3

****Price Guide £250,000 - £275,000****

Measuring 624 Sq/ft is this fully renovated one bedroom residence. Situated on the 15th Floor the apartment enjoys far reaching views over Victoria Park and the London skyline and easy access to the canal tow path for the cyclists, joggers and walkers amongst us.

- Concierge
- Skyline Views
- 624 Sq/ft Of Internal Living Space
- Historic Roman Road Market Close By
- Victoria Park A Moments Walk Away
- Full Renovated Apartment
- Balcony

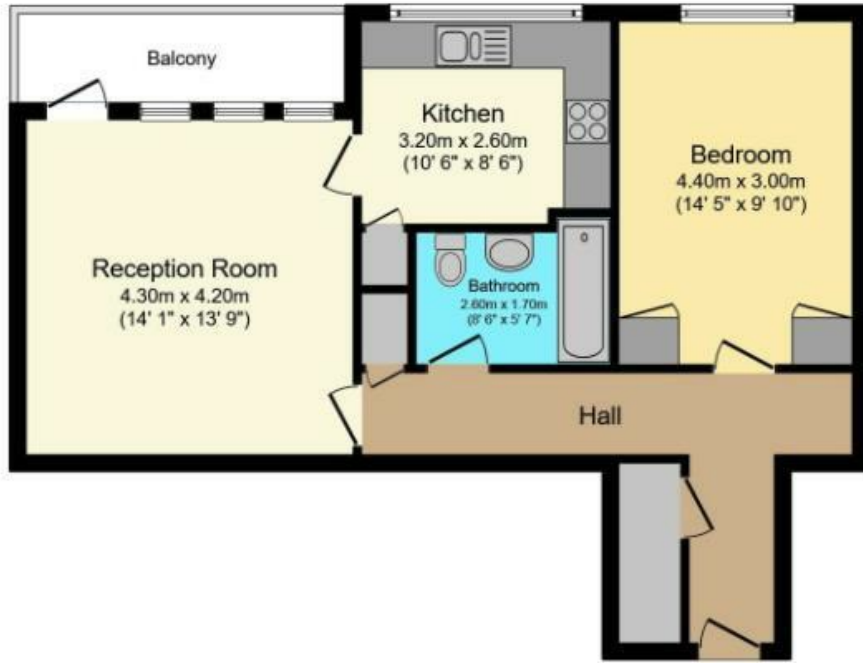
Price Guide £250,000 | Leasehold

To be sold vacant or a great investment opportunity. The property is currently let at £1,400 pcm on a rolling contract, generating a 6.10% rental yield with the current tenant willing to sign for a further 18 months.



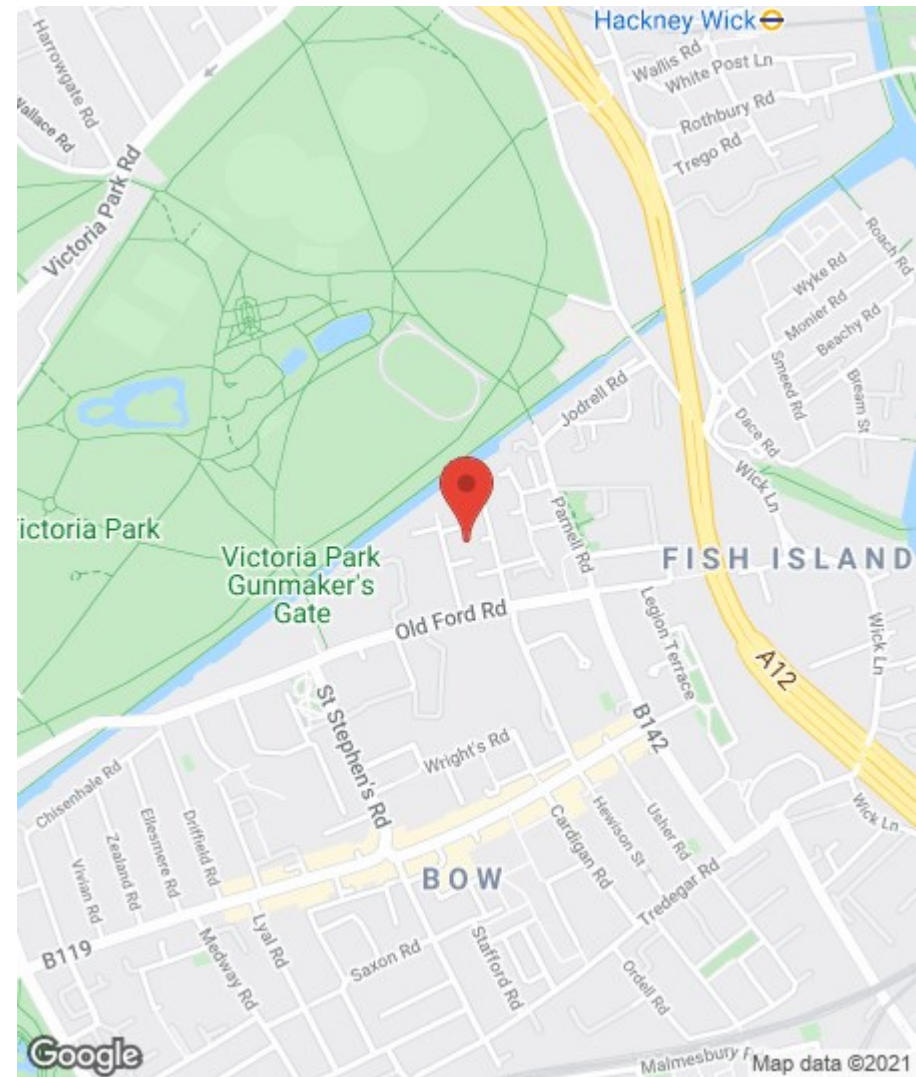


Clare House



Floor Plan

Total floor area 58.0 sq. m (624. ft) approx
For illustration purposes only - not to scale



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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 (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	