



**BUTLER & STAG**

Mornington Grove | Bow  
| E3

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# *An exceptional and unique three-bedroom recently renovated duplex penthouse.*

- *Double-Height Ceilings* • *Chain Free* • *Three Double Bedrooms* • *Plus Study* • *Two Bathrooms* • *Close To Victoria Park & Olympic Village*

*Asking Price £675,000 | Leasehold*

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The property boasts a wealth of natural light thanks to its oversized 20 pane factory style window. Double-height ceilings give a flowing sense of space and spread over just under 1,000 sq. ft., the property comprises a very generous dining and living/entertaining space with an open plan contemporary kitchen. The ground floor also houses two double bedrooms and a master bathroom. Elegant spiral stairs lead to a semi-mezzanine level with a further double bedroom with en-suite and a separate study area overlooking the ground floor. Floor to ceiling fitted wardrobes and ample storage complete the property.

Located within easy reach of Victoria Park, the Olympic Village and amenities of Roman Road (due to undergo regeneration)

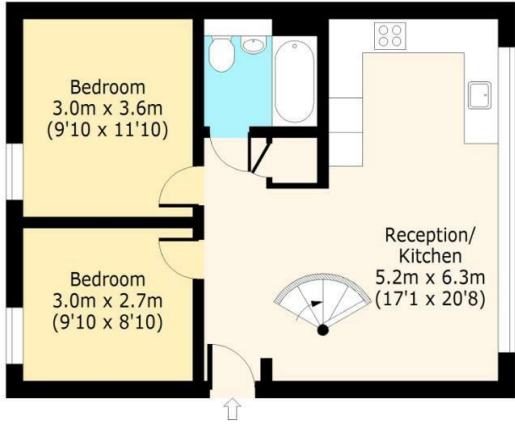
Multiple transport links are easily accessible including bus routes from Fairfield Road and Bow Road, whilst Bow Road underground (District and Hammersmith & City), Bow Church DLR and Mile End underground (Central, District and Hammersmith & City) are all close by offering swift and direct access to Canary Wharf, The City and West End. Offered chain free



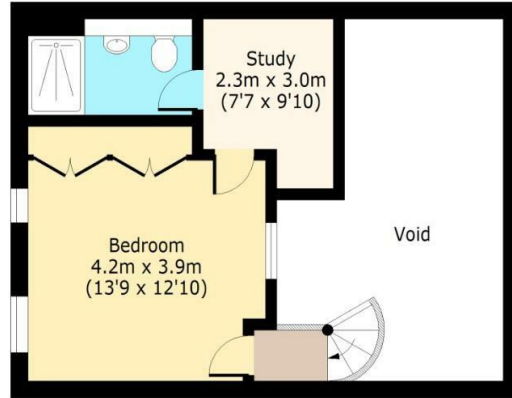


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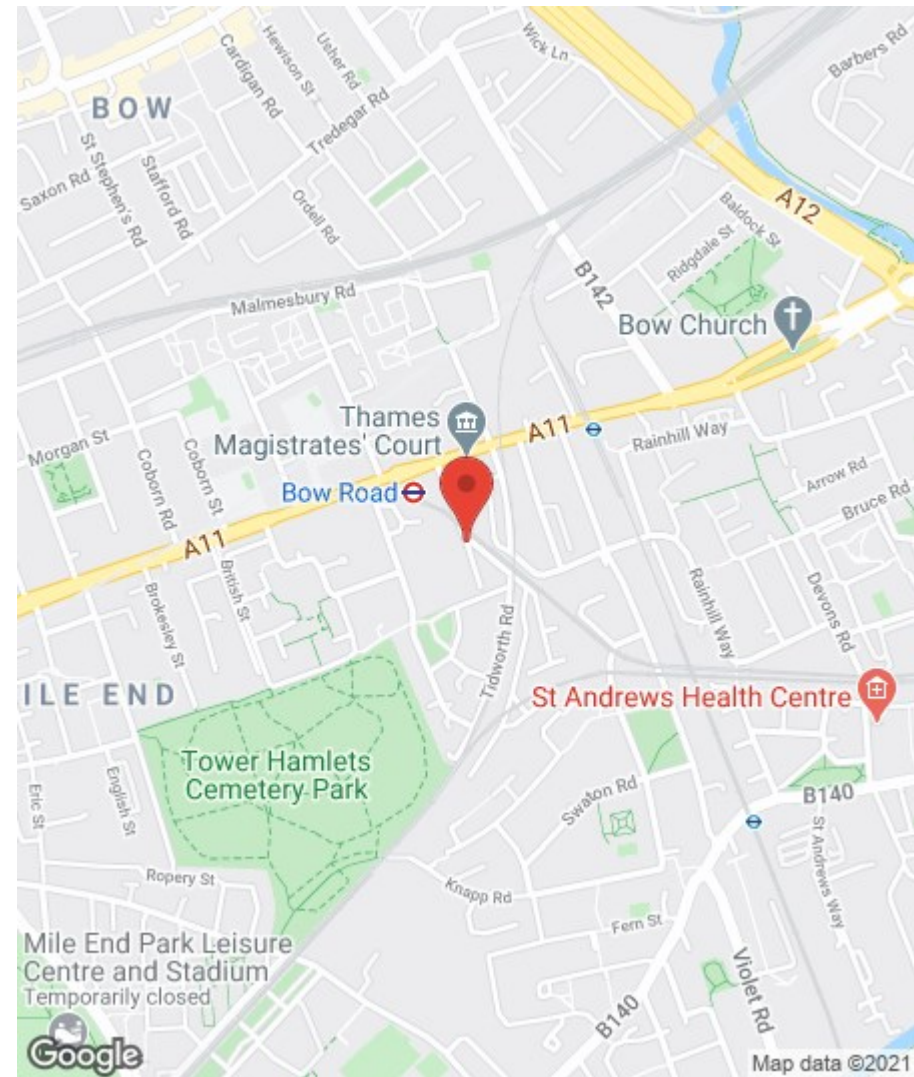
**Second Floor**  
Approx. 53.79 Sq. meters (579 Sq. feet)



**Third Floor**  
Approx. 32.33 Sq. meters (348 Sq. feet)



Total area: approx. 86.12 Sq. meters (927 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) <b>A</b>		
(81-91) <b>B</b>	77	77
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	