



**BUTLER & STAG**

Toynbee Street | London  
| E1

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*\*Physical viewings taking place now!\**

*A large and homely split level 2 bedroom apartment with a tasteful finish and plenty of storage.*

*• Two bedrooms • One bathroom • One W.C • Parking permit applicable • Duplex Apartment*

*£1,600 |*

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Internally the property with a spacious open plan kitchen/living area, a fully modern fitted kitchen with a dishwasher as well as a separate washing machine and dryer. There are two bedrooms and a three piece family bathroom with Victorian pattern tiles and a W.C. This property is perfect for sharers or couples looking for a little extra room!

Set in Spitalfields and with Shoreditch, Hoxton and Liverpool Street just a stones throw away, the property is ideally located. There's an abundance of transport links as Shoreditch, Liverpool Street and Aldgate East Stations are all close by. All three offer easy access to the City, Canary Wharf and the West End.

3D Virtual Tour - This property has a fully immersive walk through.

Butler & Stag is delighted to offer Virtual Viewings to all of our residential clients. This innovative 3D property technology allows prospective buyers or tenants to immerse themselves with a virtual walk through of each of our properties 24 hours a day, 7 days a week, whilst in the comfort of their home, work or wherever they may be.

Like what you see? Please contact us for more information and to arrange a physical viewing.



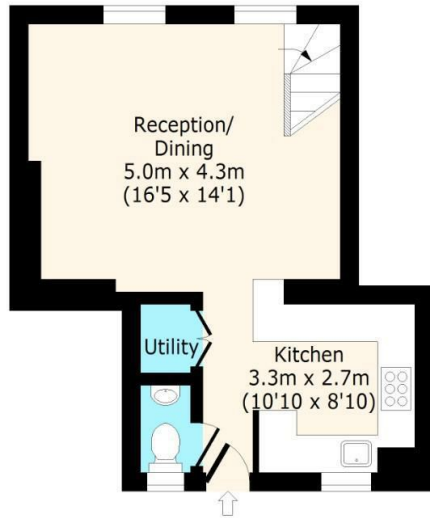


# Bernard House, Toynbee Street, E1



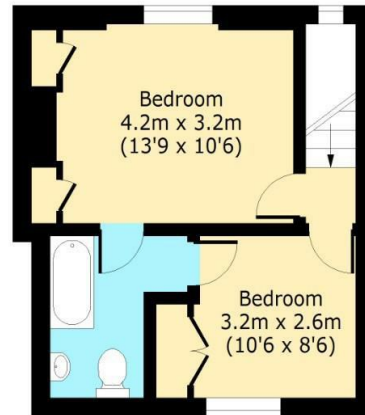
## Third Floor

Approx. 33.78 Sq. meters (363 Sq. feet)



## Fourth Floor

Approx. 30.36 Sq. meters (326 Sq. feet)



Total area: approx. 64.14 Sq. meters (689 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>			
(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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		