



**BUTLER & STAG**

Cambridge Heath Road | London

| E2

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*\*Physical viewings taking place\**

*Occupying part of the top floor of a period mansion block in the heart of E2, is this spaciouly arranged three bedroom apartment. Flooded with natural light, accommodation comprises large reception, three double bedrooms, kitchen and tiled bathroom.*

- Top Floor • Three Bedrooms • Great For Sharers • Parking • Close To Tube • Close to Broadway Market*

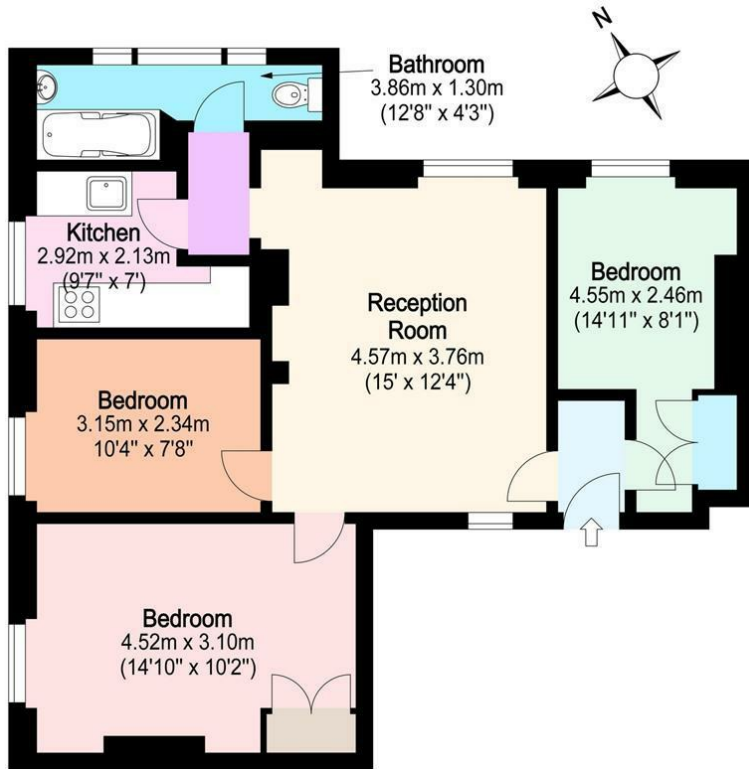
*£2,350 PCM |*

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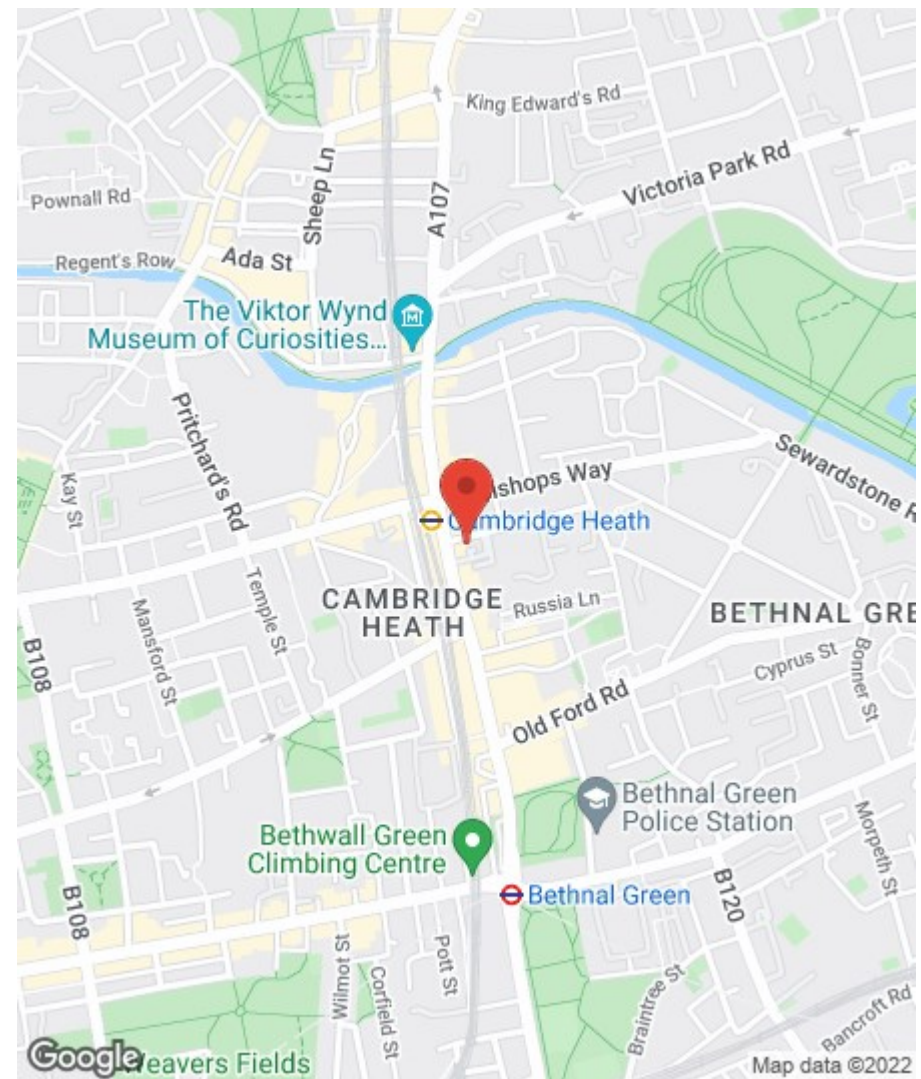




**Third Floor**  
Approx. 63.6 sq. metres (685.0 sq. feet)



Total area. approx. 63.6 sq. metres (685.0 sq. feet)  
For illustration purposes only - not to scale



# 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		
	50	67
<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		
	44	62
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	