



**BUTLER & STAG**

2 Matilda Gardens | London  
| E3



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## *Smart two bedroom first floor apartment set within a good-looking purpose-built development in trendy Bow.*

• Two Bedroom First Floor Apartment • Modern Development • Well-Presented Throughout • Close Proximity to Victoria Park • Excellent Transport Links • Allocated Car Parking Space • Part Furnished • Available from 19th July 2025

**£2,250 PCM /**

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Nestled in a popular residential neighbourhood close to an array of stations (Bow Road, Bow Church and Mile End), the amenities of Roman Road and the wonderful Victoria Park, this modern property offers an ideal blend of comfort, convenience and style.

Accessed via a secure entrance and lift, the accommodation is in excess of 650 Sq/Ft and features a fully integrated open-plan kitchen/reception space with plenty of room for living and dining, opening out onto a private balcony. The property is well-presented throughout, both bedrooms are doubles and the bathroom is contemporary and spacious.

Ideal for a professional couple or two sharers, the property further benefits from an allocated car parking space.

Offered part furnished and available from 19th July 2025.

EPC Rating C  
Council Tax Band D

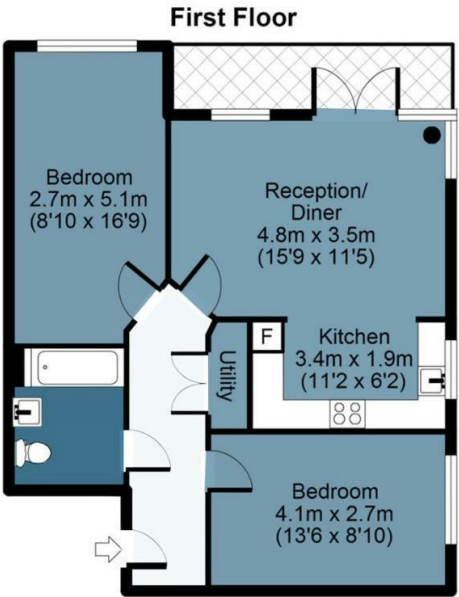




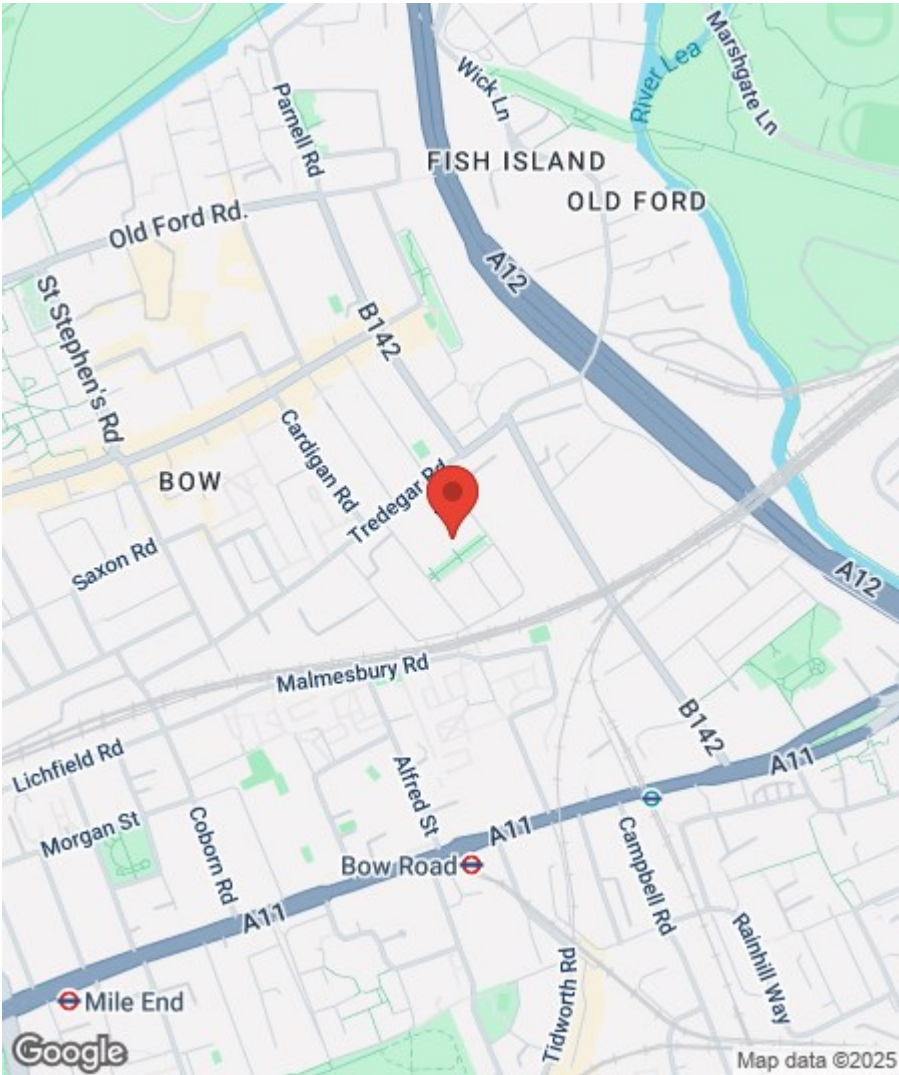


Matilda Gardens, E3

Approx. Gross Internal Area 61 Sq M ( 655 Sq Ft )



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	