



BUTLER & STAG

Malmesbury Road | Bow
| E3

Physical viewings taking place

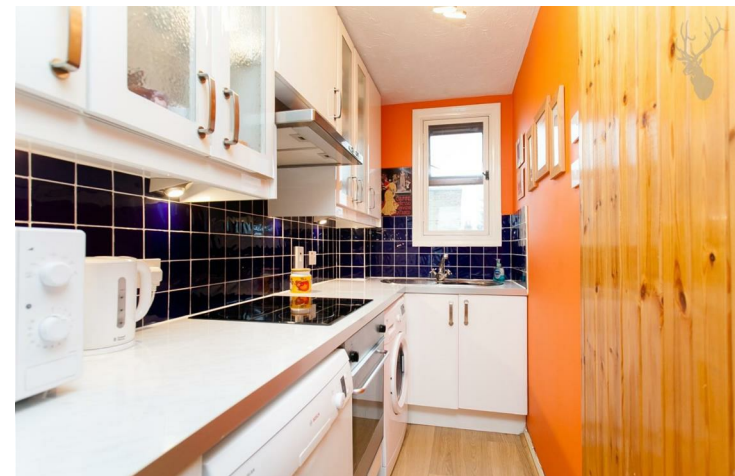
Forming part of this Secure Gated Mews Development on the fringe of the exclusive Tredegar Square Conversation area is this two bedroom, two bathroom townhouse with parking.

• Two Bedroom Townhouse • Two Bathrooms • Secure Gated Development • Secure Allocated Off Street Parking • Balcony • Close to Mile End Tube Station • Visitors Parking Available (within Development)

£1,500 Per Calendar Month /

Arranged over three floors providing flexible living accommodation the property is accessed via your own front door, on the ground floor there is a double sized bedroom with en-suite shower room. On the first floor there is a generously proportioned living/entertaining space which is open plan to a modern fitted kitchen. The top floor provides a gloriously sized master bedroom which has the added benefit of a private balcony and there is also a further modern-bathroom.

Malmesbury Road is well placed for both Mile End (Central, District and Hammersmith & City) Bow Road underground (District and Hammersmith & City) and Bow Church DLR. Both Mile End and Victoria Park are in close proximity.



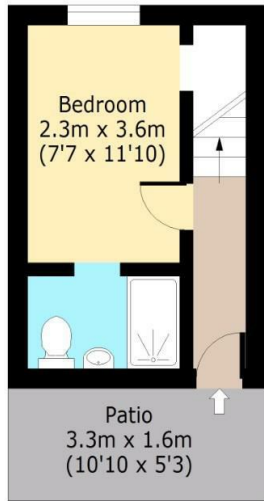


Malmesbury Road, E3



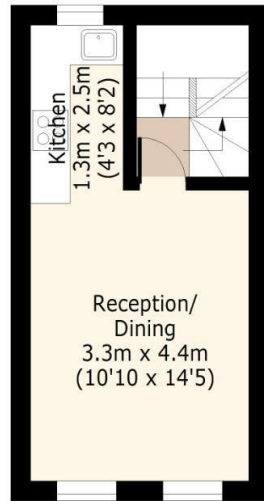
Ground Floor

Approx. 17.19 Sq. meters (185 Sq. feet)



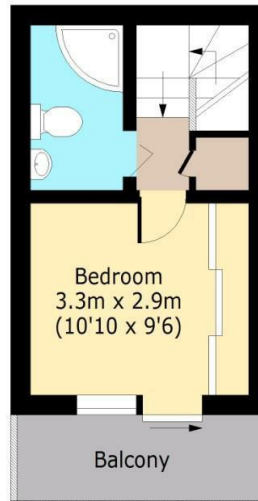
First Floor

Approx. 22.76 Sq. meters (245 Sq. feet)



Second Floor

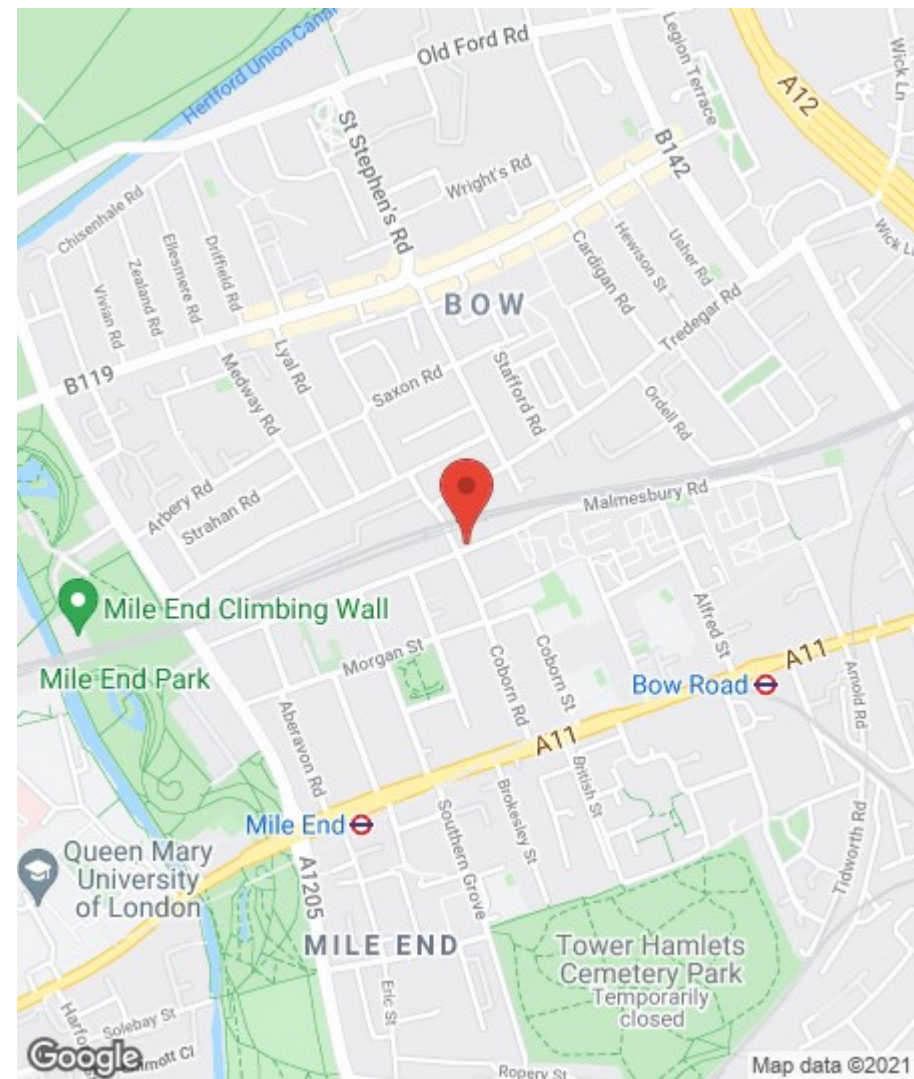
Approx. 18.49 Sq. meters (199 Sq. feet)



Total area: approx. 58.43 Sq. meters (629 Sq. feet)

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		87
(81-91) B		
(69-80) C		
(55-68) D	57	
(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 