



**Brabazon Street, London, E14**

**BUTLER & STAG**



**Guide Price £350,000 - £375,000**  
**Set within the vibrant E14, East London, this well presented 684 Sq/Ft two-bedroom dual aspect apartment offers contemporary living with sweeping horizon views and superb connectivity. Perfect for first-time buyers, professionals, or investors, the property combines tranquil surroundings with exceptional transport links.**



## Leasehold

- Top Floor Dual Aspect Apartment
- Two Well Proportioned Bedrooms
- Horizon Views Across East London
- Private Balcony
- Open Plan Concept Living
- 684 Sq/Ft Internal Living Space
- Access To Loft Storage Space
- Communal Parking Available

The apartment features a bright and spacious open-plan living and dining area, flooded with natural light from large windows framing far-reaching skyline views. The kitchen is contemporary in its design with plenty of counter top space and storage.

There are two well-proportioned bedrooms both with the added benefit of built in wardrobes and completing the property is a bathroom finished to a high standard.

The elevated position ensures captivating outlooks across East London, creating a calm retreat.

Situated moments from the picturesque Limehouse Cut, London's oldest canal, residents can enjoy scenic waterside walks, running routes, and a peaceful natural backdrop.

Excellent transport connections are on your doorstep via Langdon Park DLR station, providing swift access to Canary Wharf, Stratford, and Bank — making commuting effortless.

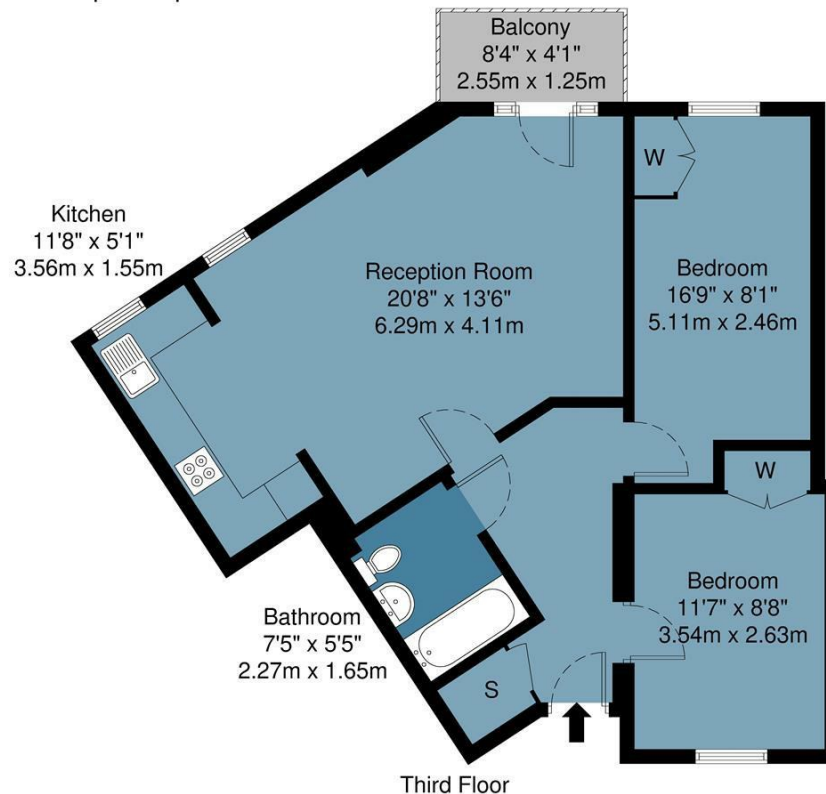




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Approx Gross Internal Area : 63.6 sq m / 684 sq ft

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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.

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