



Cardigan Road, London, E3

BUTLER  STAG



Guide Price £400,000 - £425,000
Welcome to this beautifully presented 2-bedroom, 2-bathroom apartment located in the sought-after Clement Attlee House, Bow E3. Perfectly situated just a moments walk to the Award Winning Victoria Park, this contemporary residence offers the perfect blend of modern living and a vibrant urban lifestyle.



Leasehold

- Modern Secure Development
- Two Bathrooms
- Lift Access To All Levels
- Historic Roman Road Market Close By
- Bicycle Storage
- First Floor Apartment
- Two Bedrooms
- EWS1 Compliant
- Communal Roof Terrace
- Chain Free

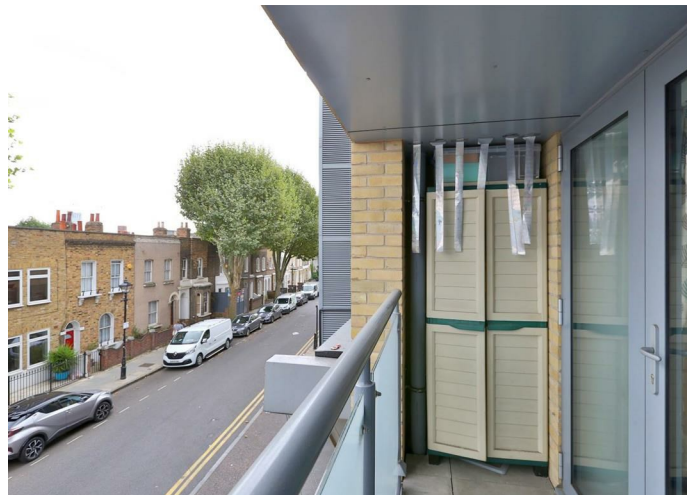
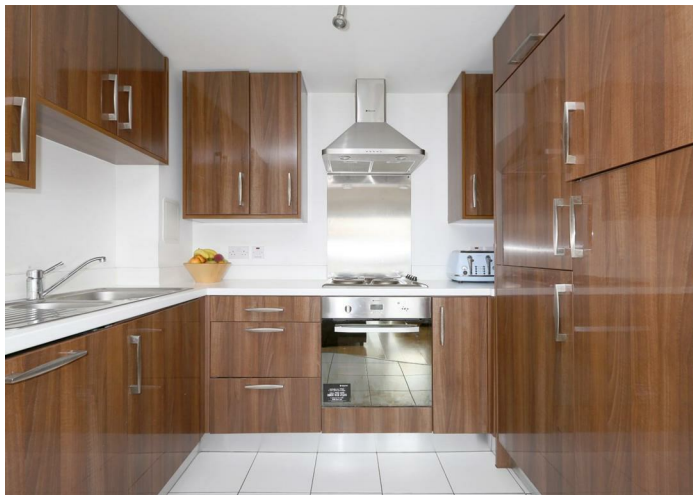
Situated on the first floor this two bedroom, two bathroom apartment features an open-plan living area that is perfect for both relaxing and entertaining. The space combines a stylish living room and a contemporary kitchen with integrated appliances, sleek countertops, and plenty of cupboard space and a balcony extending out from the reception room which over looks the pretty, tree lined turning of Cardigan Road.

There are two generous sized bedrooms one of which has the feature of built in wardrobes and en-suite shower room, there is also a family sized modern bathroom.

Located in the heart of Bow, this apartment is just a short walk from the popular Victoria Park, known for its scenic views, cafes, and vibrant community events. The area offers excellent transport links, including Mile End and Bow Road stations, providing easy access to the City, Canary Wharf, and beyond.

Additional Features:

Secure entry system
 Lift access
 Close proximity to local amenities, schools, and shopping
 Easy access to Victoria Park, Roman Road Market, and Regent's Canal

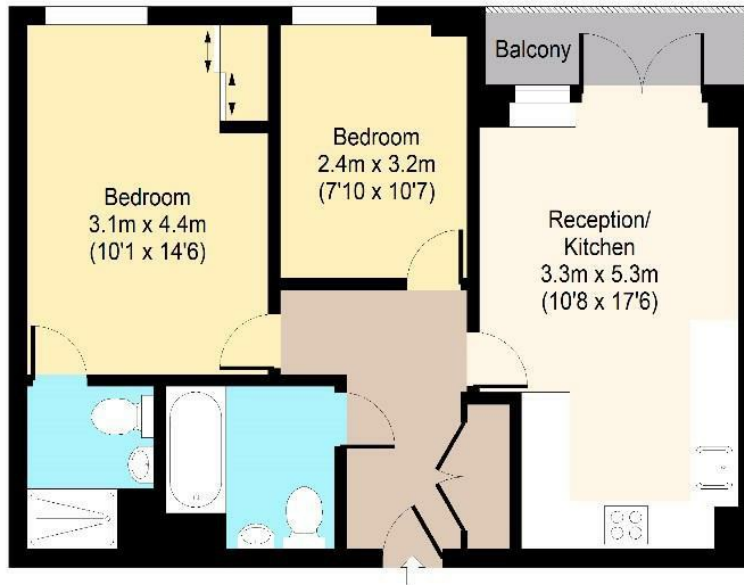
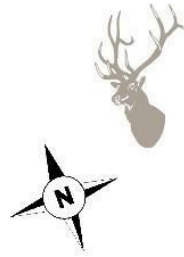




Clement Atlee House

First Floor

Approx. 56 Sq. meters (605 Sq. feet)



Total area: approx. 56 Sq. meters (605 Sq. feet) (Excluding Balcony)

Total area: approx. 56 Sq. meters (638 Sq. feet) (Including Balcony)

For illustration purposes only - not to scale

www.lpaplus.com

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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