



BUTLER & STAG

Lee Street | London

| E8

Physical viewings taking place

A beautifully presented two double-bedroom, two bathroom apartment set on the Podium floor of this 2014 built modern development in the heart of Haggerston.

- *Two bedrooms*
- *Two bathrooms*
- *Large private balcony*
- *Modern finish*
- *Fantastic location*

£1,895 |

The property boasts a high specification finish throughout with floor to ceiling windows overlooking the park, allowing for a wealth of natural light. Comprising a fully integrated kitchen, open plan to the reception and out to a large balcony. Two generous sized double bedrooms, two bathrooms (one en-suite) and a number of sizeable storage spaces complete the property.

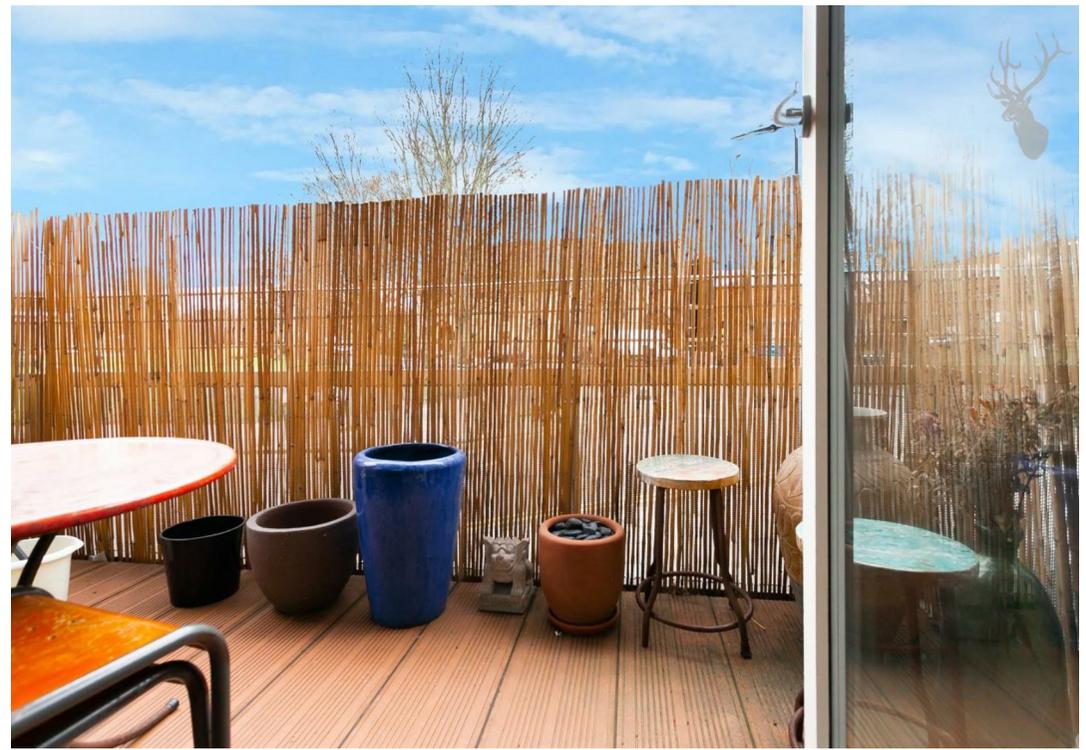
City Mill apartments is a secure development with phone-operated entry system, lift access, communal garden and cycle stores. Located just moments from Haggerston Overground and within short walking distance to the Regents Canal, London Fields, Broadway Market, and the bustle of nearby Hoxton and Shoreditch.

3D Virtual Tour - This property has a fully immersive walk through.

Butler & Stag is delighted to offer Virtual Viewings to all of our residential clients. This innovative 3D property technology allows prospective buyers or tenants to immerse themselves with a virtual walk through of each of our properties 24 hours a day, 7 days a week, whilst in the comfort of their home, work or wherever they may be.

Like what you see? Please contact us for more information and to arrange a physical viewing.

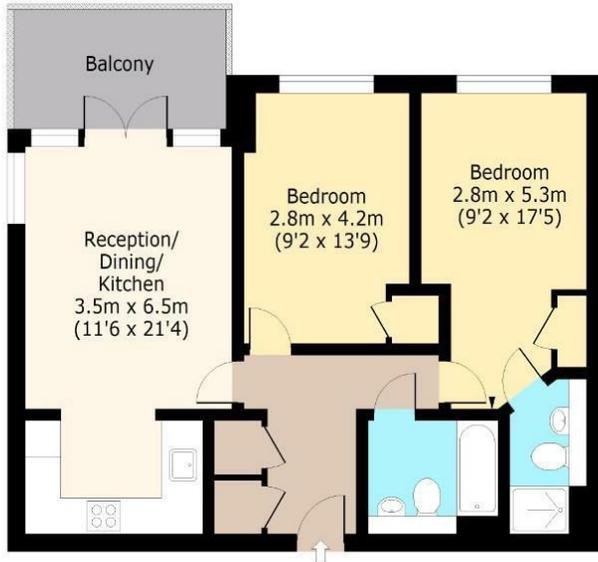




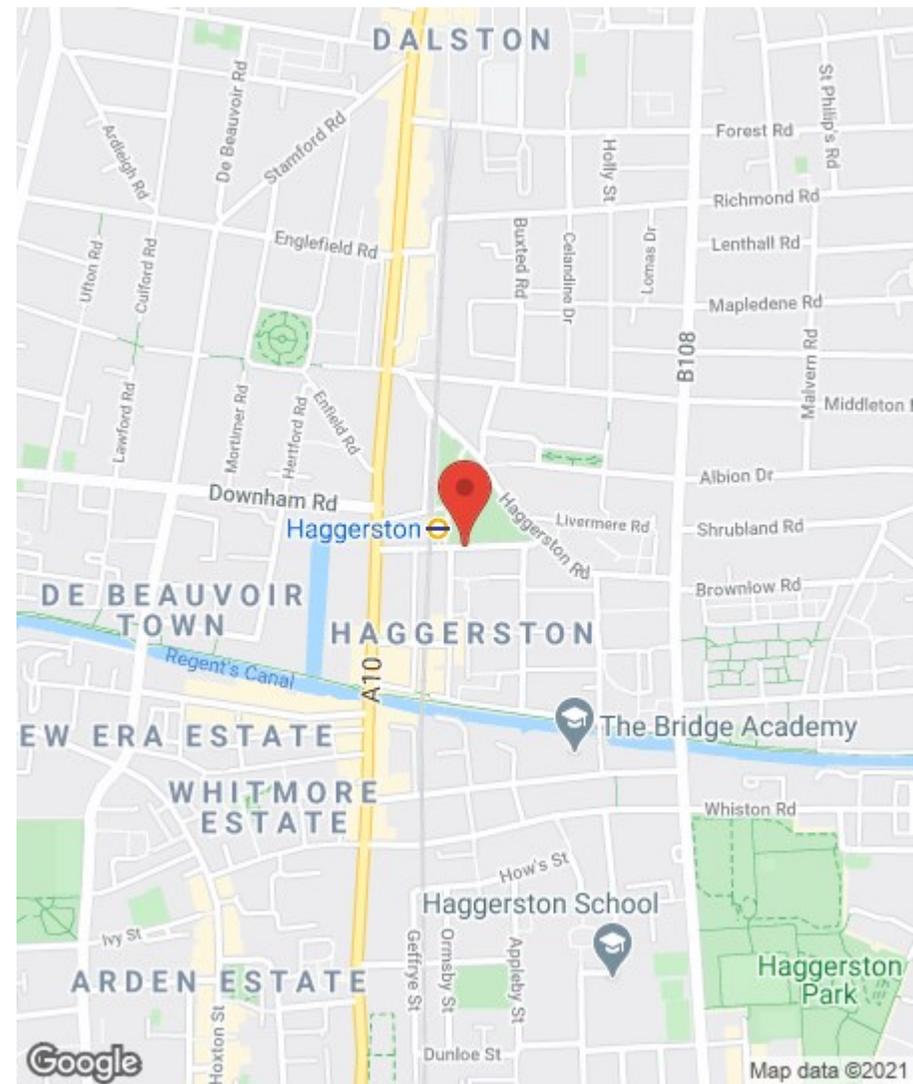
City Mill Apartments, E8

Upper Ground Floor

Approx. 66.98 Sq. meters (721 Sq. feet)



Total area: approx. 66.98 Sq. meters (721 Sq. feet) (Excluding Balcony)
 Total area: approx. 74.23 Sq. meters (799 Sq. feet) (Including Balcony)
 For illustration purposes only - not to scale
 www.lpaplus.com



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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		80	80
(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 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		