



Cardigan Road, London, E3

BUTLER & STAG



**Price Guide £325,000 - £350,000**  
**Situated on the fourth floor and being in a corner position, this dual-aspect apartment enjoys far-reaching views towards the ever changing London city skyline. The apartment enjoys a wealth of natural light and a west facing balcony.**



## Leasehold

- Dual Aspect Apartment
- Situated on the Fourth Floor of this Landmark Development
- Chain Free
- West Facing Balcony
- Skyline Views
- One Bedroom
- Roof-Top Communal Terrace/s
- Victoria Park Close By

This well proportioned one-bedroom apartment which is located on the fourth floor of Clement Attlee House features a flowing open plan living area, including a stylish, fully fitted kitchen with integrated appliances. This great modern apartment boasts a large private balcony, creating a fantastic outdoor extension to the main living area. Completing the property is a generous double-bedroom, separate bathroom, and ample storage space throughout.

Essence E3 builds on the area's legacy, this bold vision of a residential complex holds the creation of a sustainable and supportive environment. You'll have everything you need to live, work and play with a 24hr Any-Time gymnasium holding state-of-the-art-equipment (positioned below the building), dynamic roof-top gardens allowing for intimate and social areas to enjoy, ample bicycle storage, secure underground parking (by separate negotiation), a supermarket, independent cafes, restaurants and bars of which are situated within striking distance held on the Historic Roman Road Market.

The award winning Victoria Park one of east London's most spacious alfresco-eating spots, with two lakes, a boating pond, playgrounds, and a scattering of other Instagram-worthy delights are all but a moment's walk away.

Transport links include Mile End station (Central, District and Hammersmith & City), Bow Road (District and Hammersmith & City) and Bow Church DLR. Both the open green spaces of Victoria Park and the Olympic Village are within walking distance.

Lease Length: 116 years

Service Charge £1,165 Per Annum

Ground Rent £300 Per Annum

Council Tax C

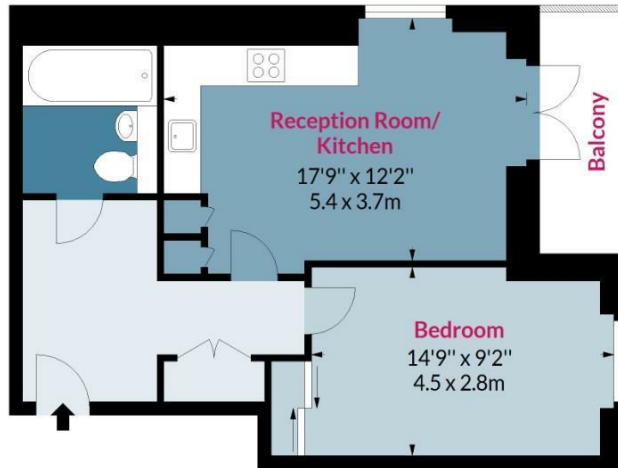




## Clement Attlee House, Cardigan Road, E3

Approx. Gross Internal Area 496 Sq Ft - 46.08 Sq M  
Approx. Gross Balcony Area 47 Sq Ft - 4.37 Sq M

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### Fourth Floor

Floor Area 496 Sq Ft - 46.08 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 20/4/2022

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.

**BUTLER & STAG**

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