



BUTLER & STAG

Vernon Road | Bow
| E3

Guide Price £400,000 - £425,000

Physical Viewings Being Accepted

A well-presented two bedroom, second floor apartment, set within this popular modern development just off Roman Road.

- *EWS1 Compliant* • *Chain Free* • *Secure Modern Development* • *Private Balcony & Communal Roof Terrace* • *Open Plan Living* • *Moments From Shops & Amenities* • *Lift Access* • *Secure Bike Storage* • *Good Transport Links* • *Close To Victoria Park*

Price Guide £400,000 | Leasehold

Comprising an open plan living and kitchen area with integrated appliances and double doors leading to the private balcony. A generous master bedroom with fitted wardrobes, second double bedroom, contemporary bathroom and useful storage spaces complete the property.

William Beveridge House is a secure development with video-entry, lift access and a communal roof terrace.

Located adjacent to the shops, cafes, amenities and renowned market of Roman Road. 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.

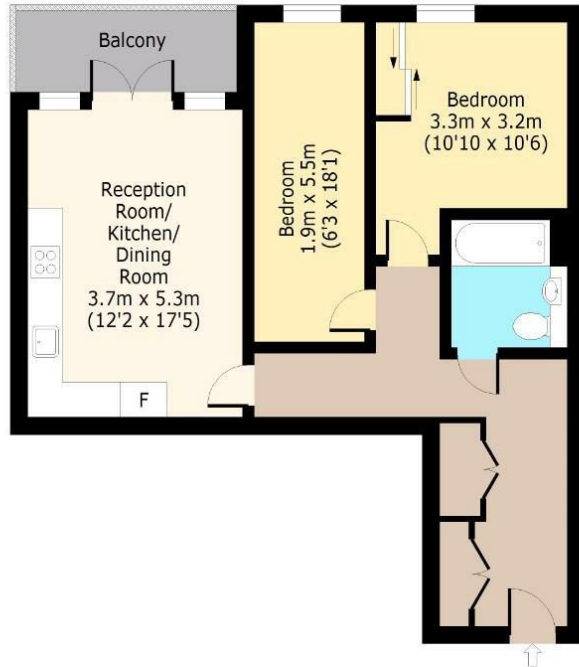




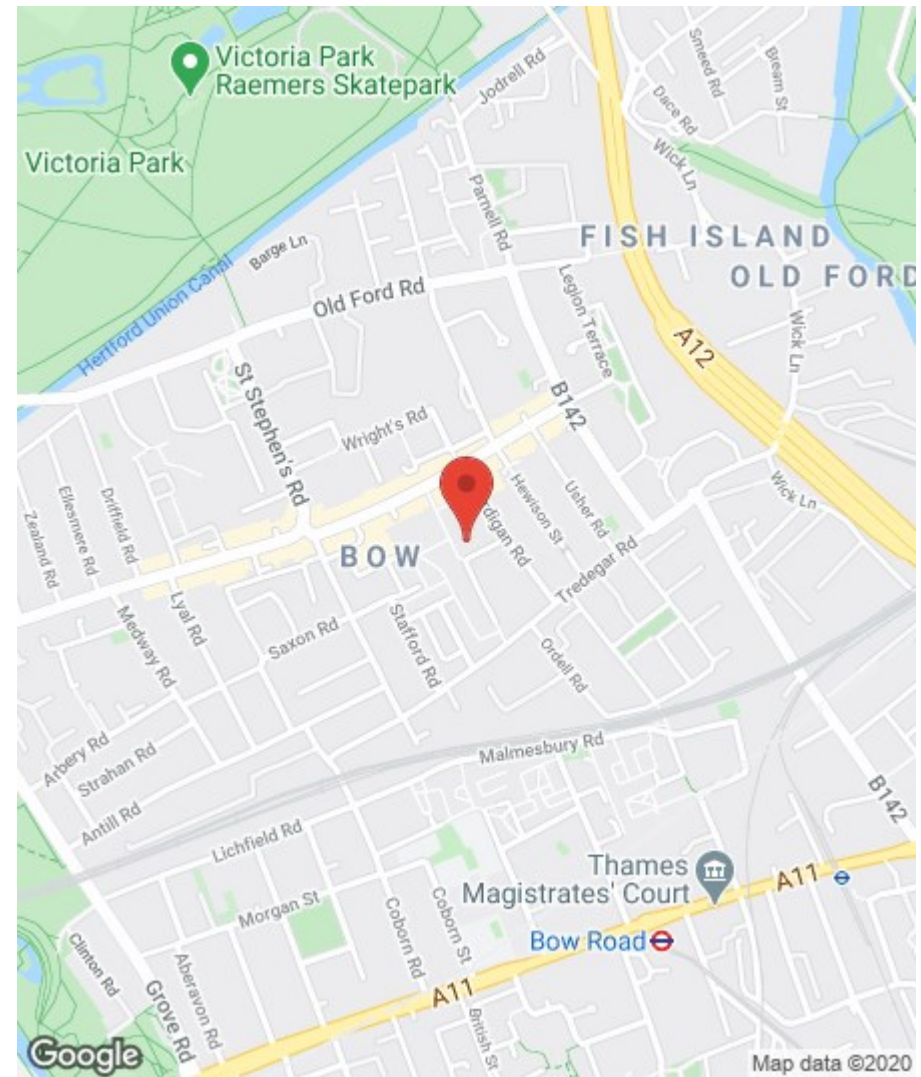
William Beveridge House, E3

Second Floor

Approx. 65 Sq. meters (700 Sq. feet) (Excluding Balcony)
 Approx. 71 Sq. meters (764 Sq. feet) (Including Balcony)



Total area: approx. 65 Sq. meters (700 Sq. feet)
 For illustration purposes only - not to scale
 www.lpaplus.com



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508 Roman Road, Bow, London, E3 5LU | 020 8102 1236 |
 bow@butlerandstag.com | www.butlerandstag.uk

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		85	85
(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		94	94
(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	