



BUTLER & STAG

Chelmer Road | London

| E9

Large four bedroom townhouse with a private garden in a residential location close to Victoria Park and Hackney Marshes.

• Four bedrooms • Two Bathrooms • One W.C • Modern Interior • Close to Amenities

£3,000 Per Calendar Month /

Substantial four bedroom townhouse situated in close proximity to the ever changing Chatsworth Road and the hustling Lower Clapton Road. Both high streets offer an abundance of amenities in addition to bus routes Leading directly in to London.

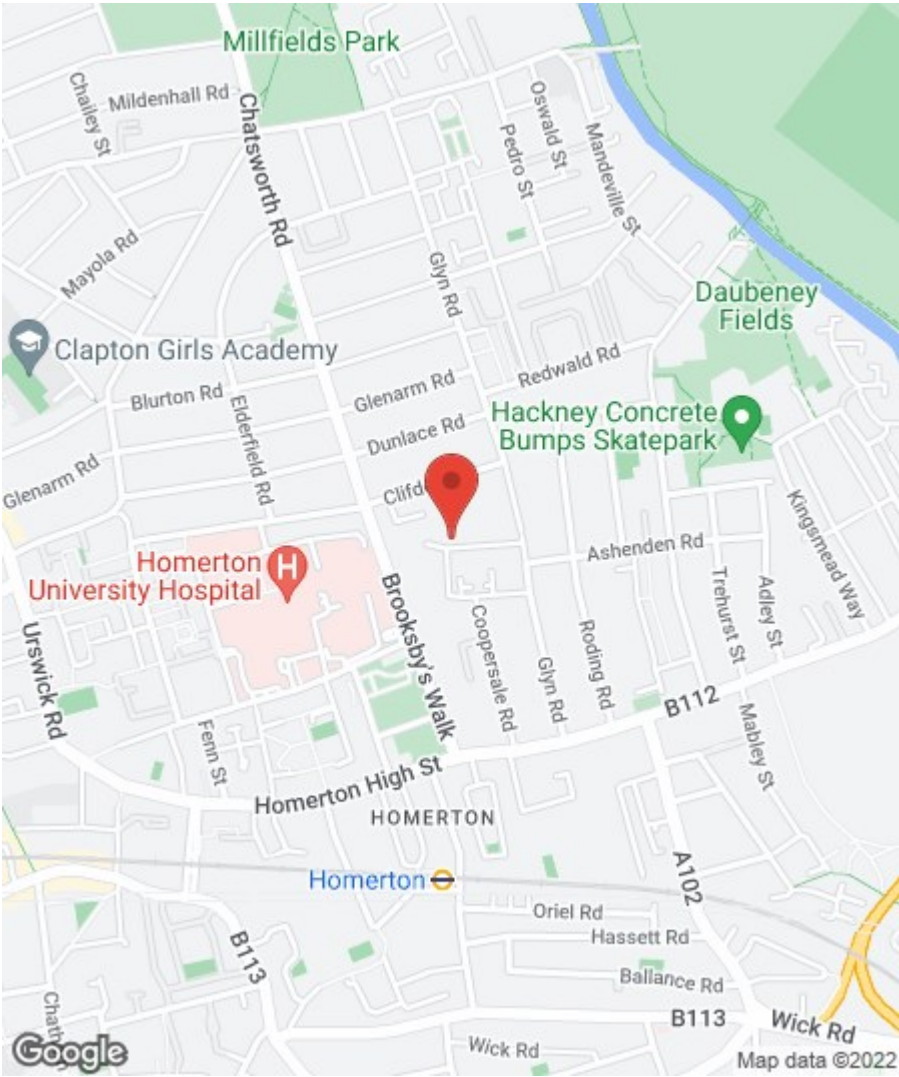
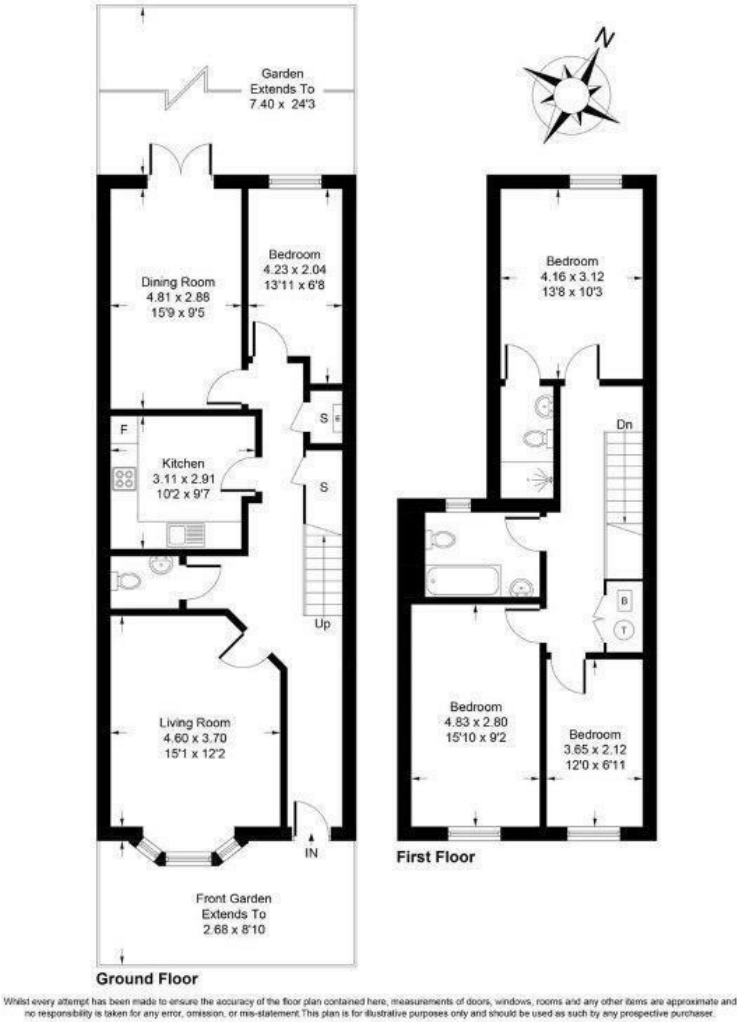
The ground floor comprises of one double bedrooms, a W.C, a spacious dining room with doors leading to a court yard garden, separate modern fully fitted kitchen a second living area with a bay window and cloakroom. The top floor comprises a further three double bedrooms and shower room.

Chelmer Road is well located close to Hackney Marshes and Victoria Park with quick access to the city via Homerton Station (Overground).





Approximate Gross Internal Area = 127.57 sq m / 1373 sq ft



BUTLER & STAG

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		86
(81-91) B		
(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	