Cardigan Road, London, E3

BUTLER & STAG

Situated on the top floor and being in a corner position, this dual aspect apartment enjoys far reaching views towards Canary Wharf and the ever-changing London city skyline. The floor to ceiling windows allow a wealth of natural light in to the apartment and the south-west facing, 180 degree roof terrace allows you to fully appreciate the sense of serene living.

Leasehold

- Top Floor Duel Aspect Apartment
- 723 Sq/Ft Internal Living Space
- Open Plan Living
- Views Of Canary Wharf And The City
- 180 Degree Roof Terrace
- Two Bedrooms
- Parking Available By Separate Negotiation
- Historic Roman Road Market Close By

Finished to a great contemporary standard throughout, the property boasts a lavishly sized open plan kitchen/reception room that provides the perfect setting for dining/entertaining friends while having a picture-perfect view of London. The principal bedroom features fitted wardrobes and French doors leading to a private terrace, a second double bedroom, stylish tiled bathroom and welcoming entrance hall with Utility cupboard completes the property.

Essence E3 is a secure development with video-entry, lift access and well-tendered communal spaces, ample secure bicycle storage and the potential for secure Underground Parking (by Separate Negotiation). The complex benefits from a community feel, a dedicated Facebook group and friendly neighbours.

The Historic Roman Road Market is within walking distance, which is now a thriving, cultural creative hub comprising independent cafes, restaurants and bars, this energetic neighbourhood will be a truly inspiring place to live. Ideal for both budding entrepreneurs and anyone looking to embrace the creative vibe of this hidden gem.

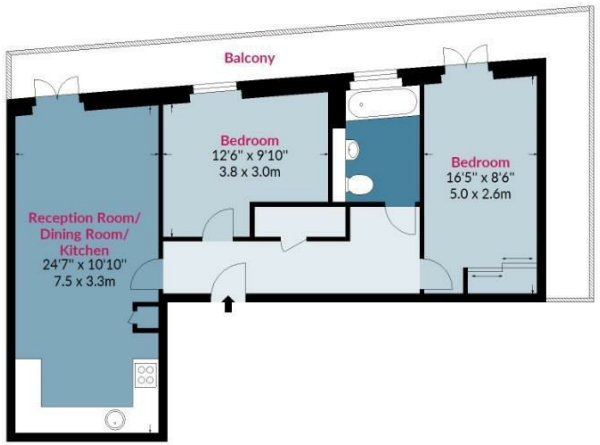
The award winning Victoria Park one of east London's most spacious alfresco-eating spots, with two lakes, a boating pond, playgrounds, and a scattering of other Instagram-worthy delights are all but a moment's walk away.

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.

*LEASEHOLD
*LEASE START DATE - 2015
*LEASE LENGTH - 125
*SERVICE CHARGE - £140 PCM
*GROUND RENT - £300 PA
*COUNCIL TAX - BAND D

Robert Milligan House, Cardigan Road, E3

Approx. Gross Internal Area(Including Balcony) 926 Sq Ft - 86.03 Sq M
Approx. Gross Internal Area(Excluding Balcony) 723 Sq Ft - 67.17 Sq M



Third Floor

Floor Area 723 Sq Ft - 67.17 Sq M

Tuesday 6th September 2022
1 sq m = 10.76 sq feet
Measured according to RICS IPMS

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.
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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