



BUTLER & STAG

Roman Road | Bow
| E3

Price Guide £225,000 - £250,000

Physical Viewings Being Accepted

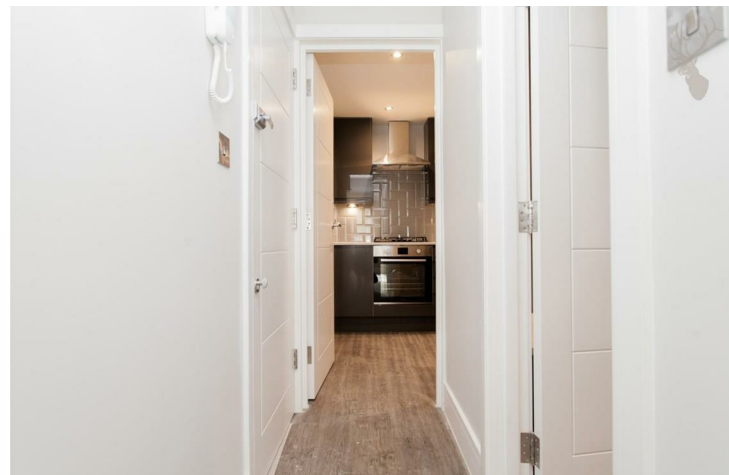
Forming part of this New Development on Roman Road is this wonderfully bright and larger than average studio suite. With Roman Road High Street soon to undergo a comprehensive regeneration program, this location is set to become the new residential quarter of East London. Having the historical Roman Road Market within a moments' walk of the development you really are in the centre of the social hub of Bow, East London.

- *Studio Suite* • *Historical Roman Road Market* • *Victoria Park Close By* • *325 Sq. ft* • *Stylish & Modern Interiors* • *Chain Free* • *Stamp Duty Exempt for FTB'ers*

Price Guide £225,000 | Leasehold

Comprising a generously proportioned living/bedroom area, separate kitchen and stylish bathroom.

Roman Road is easily accessible to Victoria Park as is the canal tow path which is a hot bed for cyclists and joggers whilst there are excellent local amenities, good bus routes and the nearest station is Mile End Underground (Central, District and Hammersmith & City).

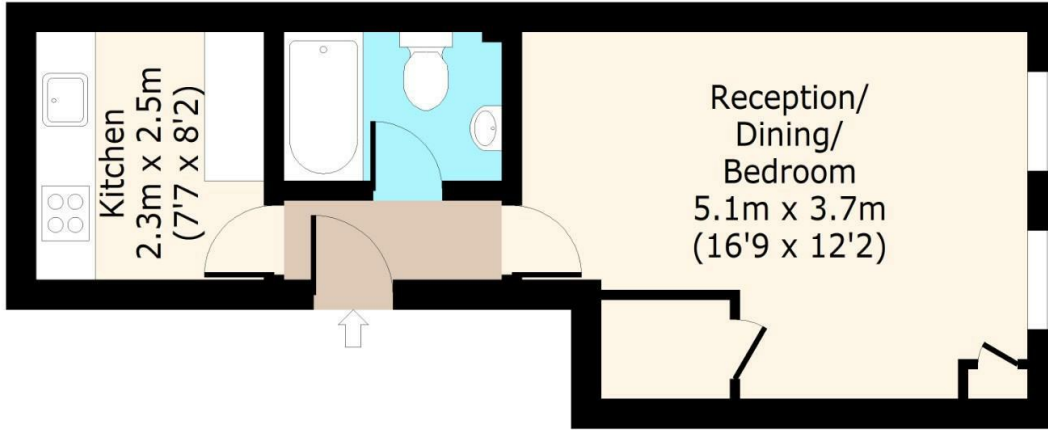
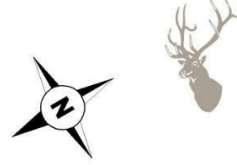




Roman Road, E3

First Floor

Approx. 30.19 Sq. meters (325 Sq. feet)



Total area: approx. 30.19 Sq. meters (325 Sq. feet)

For illustration purposes only - not to scale

www.lpaplus.com



BUTLER & STAG

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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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	74
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			
		78	78
England & Wales	EU Directive 2002/91/EC		