



Tredegar Road, London, E3

BUTLER & STAG



**Guide Price £425,000 - £475,000**  
**Situated on the fifth floor of this striking modern development is this two bedroom apartment. Enjoying an expansive private balcony the property allows you to enjoy far reaching views of the ever-changing London skyline.**



## Leasehold

- Private South Facing Balcony
- Secure Allocated Parking
- Stunning Views Of The London Skyline
- Secure Bicycle Storage
- Two Bedrooms
- Modern Interiors
- Bow Road & Mile End Tube Station A Moments Walk Away
- Victoria Park 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 the London skyline. Completing the property are two generous double-bedrooms, modern bathroom, and ample storage space throughout.

In addition the property also benefits from a secure allocated parking space, intercom entry system, communal spaces and ample secure bicycle storage.

This popular development provides modern amenities, urban Location, and convenience. 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 is just a short walk away. Excellent transport links are nearby, including several bus routes into the City, whilst Bow Road (District and Hammersmith & City) Mile End (Central), Bow Church (DLR), Hackney Wick (Overground), are all close by.





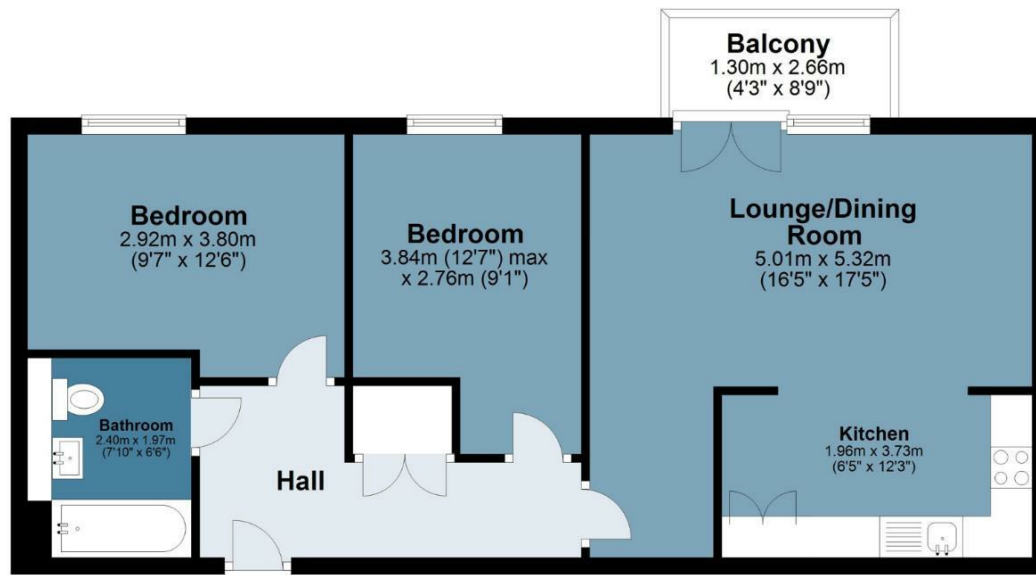
## Heathfield Court

Approx. Gross Internal Area 60.9 sq. metres (655.6 sq. feet)

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### Fifth Floor

Approx. 60.9 sq. metres (655.6 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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**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.

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