



36 St. Pauls Way, Bow, E3

BUTLER & STAG



GUIDE PRICE £500,000 - £550,000* *Physical Viewings Being Accepted* *Virtual Tour Available

A beautifully presented and larger than average two-bedroom apartment with a private balcony set on the second floor of this stylish modern development close to Mile End station.



Leasehold

- Two Bedrooms & Two Bathrooms
- Large Private South Facing Balcony
- Contemporary Fixtures/Fittings
- Lift Access
- Outstanding Views of Canary Wharf
- EWS1 Compliant

Entering to an inviting hallway with a useful oversized utility/storage area, the property also comprises a double bedroom, a master bedroom with an en-suite shower room and fitted wardrobes, a striking bathroom and a contemporary fully-fitted kitchen that opens to a generous living/entertaining space that flows to a south facing private balcony with outstanding views of Canary Wharf.

Features of the property include: secure entry system, lift access, secure bike storage, engineered oak flooring, granite worktops, and under floor heating throughout.

Cornhill House is perfectly located for excellent transport links which include both Mile End Tube Station (Central, District and Hammersmith & City lines) and Devons Road DLR, allowing for swift access to The City, Canary Wharf, and the West End. The open green spaces of Mile End Park, whilst the Mile End Leisure Centre, Victoria Park, the Queen Elizabeth Olympic Park and Westfield Stratford Shopping Centre are all easily accessible too.

3D Virtual Tour - This property has a fully immersive walk through. Butler & Stag is delighted to offer Virtual Viewings to all our residential clients. This innovative 3D property technology allows prospective buyers or tenants to immerse themselves with a virtual walk through of each of our properties 24 hours a day, 7 days a week, whilst in the comfort of their home, work or wherever they may be.

Like what you see? Please contact us for more information and to arrange a physical viewing.

- * LEASEHOLD
- *LEASE START DATE - 01/01/2017
- *LEASE LENGTH - 250 years
- *SERVICE CHARGE - £1,800.00 per annum
- *GROUND RENT - £350.00 per annum
- *COUNCIL TAX - Band D

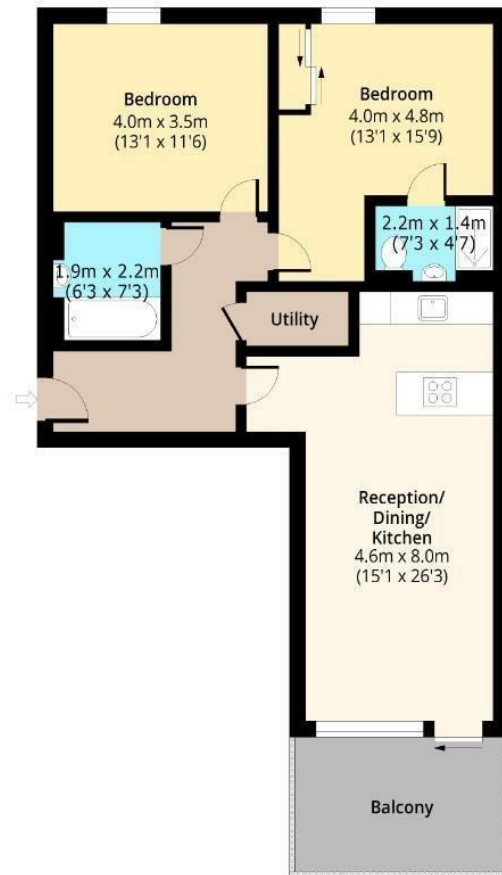




Cornhill House, St. Pauls Way, E3

Second Floor

Approx. 81.19 Sq. meters (874 Sq. feet)



Total area: approx. 81.19 Sq. meters (874 Sq. feet) (Excluding Balcony)

Total area: approx. 89.94 Sq. meters (968 Sq. feet) (Including Balcony)

For illustration purposes only - not to scale

www.lpaplus.com

BUTLER & STAG

☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ 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.