



**1 Twig Folly Close, London, E2**

**BUTLER & STAG**





**Charming one bedroom apartment set on the banks of the Regent's Canal, boasting full frontal views of both the canal and Mile End Park, allowing you to fully appreciate a sense of serene living.**



- Charming One Bedroom Apartment
- Recently Updated Shower Room
- Mile End Underground Station Nearby
- Furnished
- Canalside Development
- Open-Plan Living / Modern Kitchen
- Award-Winning Victoria Park on Your Door Step
- Available from 2nd March 2026

Situated within a secure gated development, this property comprises a large living room featuring those coveted canal views and a semi open-plan fully fitted modern kitchen. The shower room has been recently refurbished and the bedroom is a spacious double, also with views over the canal.

Twig Folly Close is a popular and well-maintained development on the border of the award-winning Victoria Park, one of East London's most spacious alfresco-eating spots, with a lake, two cafes, regular events and a scattering of other Instagram-worthy delights. The eclectic amenities of Roman Road are also only a short walk away.

Excellent transport links are on hand, including several bus routes into the City, whilst Bethnal Green and Mile End underground stations are just about equidistant from the property.

Offered furnished and available from 2nd March 2026.

EPC Rating C  
Council Tax Band D



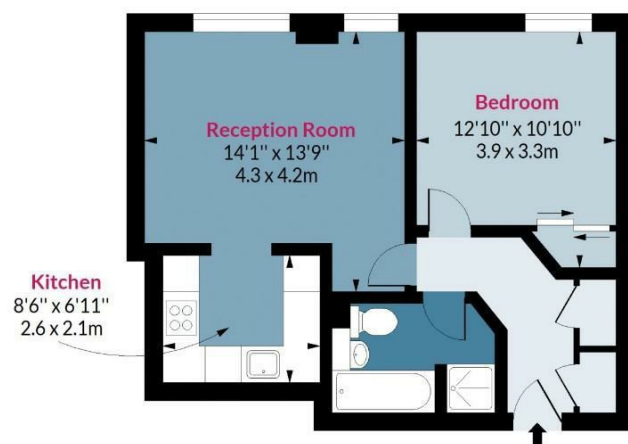




## Twig Folly Close, E2

Approx. Gross Internal Area 505 Sq Ft - 46.91 Sq M

**BUTLER & STAG**  
LAND & NEW HOMES



### Ground Floor

Floor Area 505 Sq Ft - 46.91 Sq M

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.

**BUTLER & STAG**

☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ bow@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)