Vernon Road, London, E3

BUTLER & STAG

Guide Price £475,000 - £500,000

Situated on the seventh floor of this landmark development in the heart of Bow, this two-bedroom, two-bathroom apartment provides striking views of the East London landscape.

Leasehold

- EWS1 Compliant
- Balcony with Skyline Views
- Two Double Bedrooms
- Mile End and Bow Road Tube Station Close By
- 731 Sq/Ft Of Living Space
- Lift Access To All Levels
- Secure Bike Storage
- Finished To A Great Contemporary Standard

Finished to a great contemporary standard throughout, the property boasts an open plan living area, including a stylish, fully fitted designer kitchen with integrated appliances. This modern apartment features a private balcony, creating a fantastic outdoor extension to the main living area while providing a picture-perfect view of East London. The main bedroom features a healthy double size and en-suite. There is a second double bedroom and a stylish tiled bathroom completes the property.

Essence E3 builds on the area's legacy, this bold vision of a residential complex holds the creation of a sustainable and supportive environment. You'll have everything you need to live, work and play with a gymnasium holding state-of the-art-equipment (positioned below the building), well-tendered communal spaces, ample bicycle storage, secure underground parking, a supermarket, independent cafes, restaurants and bars of which are situated within striking distance held on the Historic Roman Road Market.

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.

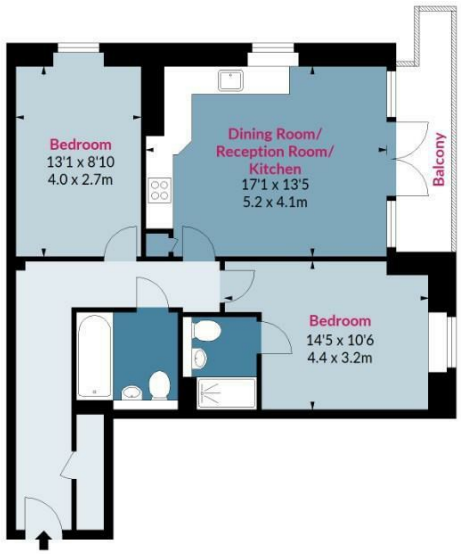
Retail therapy's covered when dusk falls in nearby Stratford, grab a cocktail at the Print House or head to funky urban hangout Roof East. The area is also full of entertainment options. You can take in a show at the Theatre Royal Stratford East, catch the latest blockbuster at the local cinema or simply spend a day window shopping in Westfield. The options are endless.

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.

William Beveridge House, Vernon Road, E3

Approx. Gross Internal Area 731 Sq Ft - 67.91 Sq M
Approx. Gross Balcony Area 61 Sq Ft - 5.67 Sq M

BUTLER & STAG



Seventh Floor

Floor Area 731 Sq Ft - 67.91 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

Date: 15/3/2023

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