Laburnum Street, London, E2

BUTLER & STAG

**Nestled perfectly between the vibrant neighborhoods of Hoxton and Haggerston, this two-bedroom ground floor apartment offers a haven of urban living with a private patio area that's sure to steal your heart. Whether you're a first-time buyer, a young professional, or a couple seeking the perfect home, this property is a must-see.**

# Leasehold

- Two Bedrooms
- Situated Next Door To Regents Canal
- Secure Gated Development
- Close To Ameneties
- Chain Free
- Private Patio Space
- Open Plan Kitchen Living Space
- EWS1 Compliant
- Close To Haggerston & Hoxton
- Shared Ownership

This gem is strategically located in one of East London's most sought-after areas. The dynamic blend of Hoxton and Haggerston ensures you're never far from exciting nightlife, quirky cafes, art galleries, and trendy boutiques. You'll find a true sense of community in this neighborhood, with an eclectic mix of cultures, backgrounds, and lifestyles.

The Apartment:

Two Bedrooms: The apartment boasts two generously sized bedrooms, perfect for creating a cozy sanctuary or a flexible workspace.

Private Patio: Your own private oasis awaits you just outside the door. The spacious patio area is ideal for morning coffee, al fresco dining, or simply soaking in the sunshine. It's a rare find in city living and a perfect space to unwind.

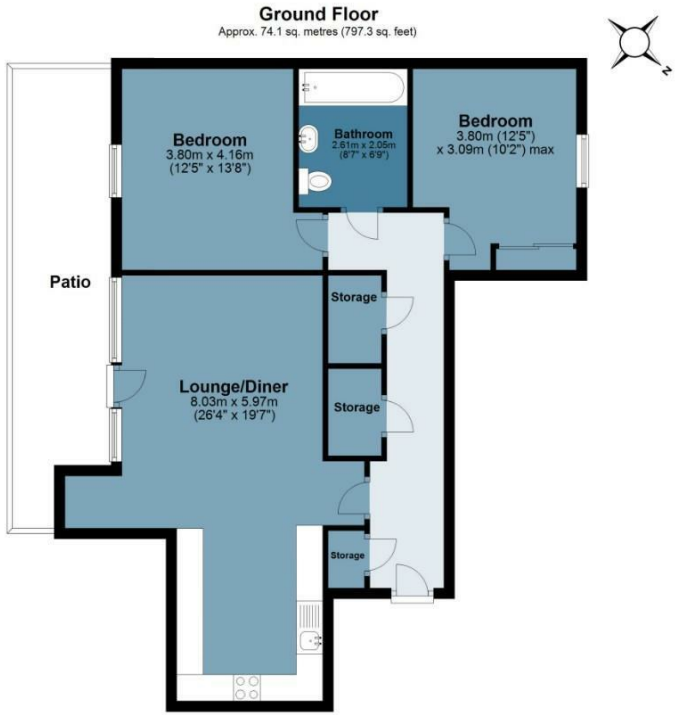
Open Plan Living: The open-plan living and kitchen area offers a welcoming space for entertaining friends and family. Light floods in through large windows, creating a warm and inviting atmosphere.

Bathroom: The contemporary bathroom is beautifully designed and a tranquil place to refresh and rejuvenate.

This two-bedroom ground floor apartment with a private patio area epitomizes urban living at its best. With the dynamic neighborhoods of Hoxton and Haggerston on your doorstep, you're in the midst of London's trendy art, culture, and dining scene. The apartment's modern design and the outdoor oasis make it a perfect home for both relaxation and entertainment. Don't miss the opportunity to make this sought-after piece of East London yours.

# Ermine Mews

Approx. Gross Internal Area 74.1 Sq M ( 797.3 Sq Ft )




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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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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020 8102 1236

508 Roman Road, Bow, London, E3 5LU

bow@butlerandstag.com

www.butlerandstag.uk