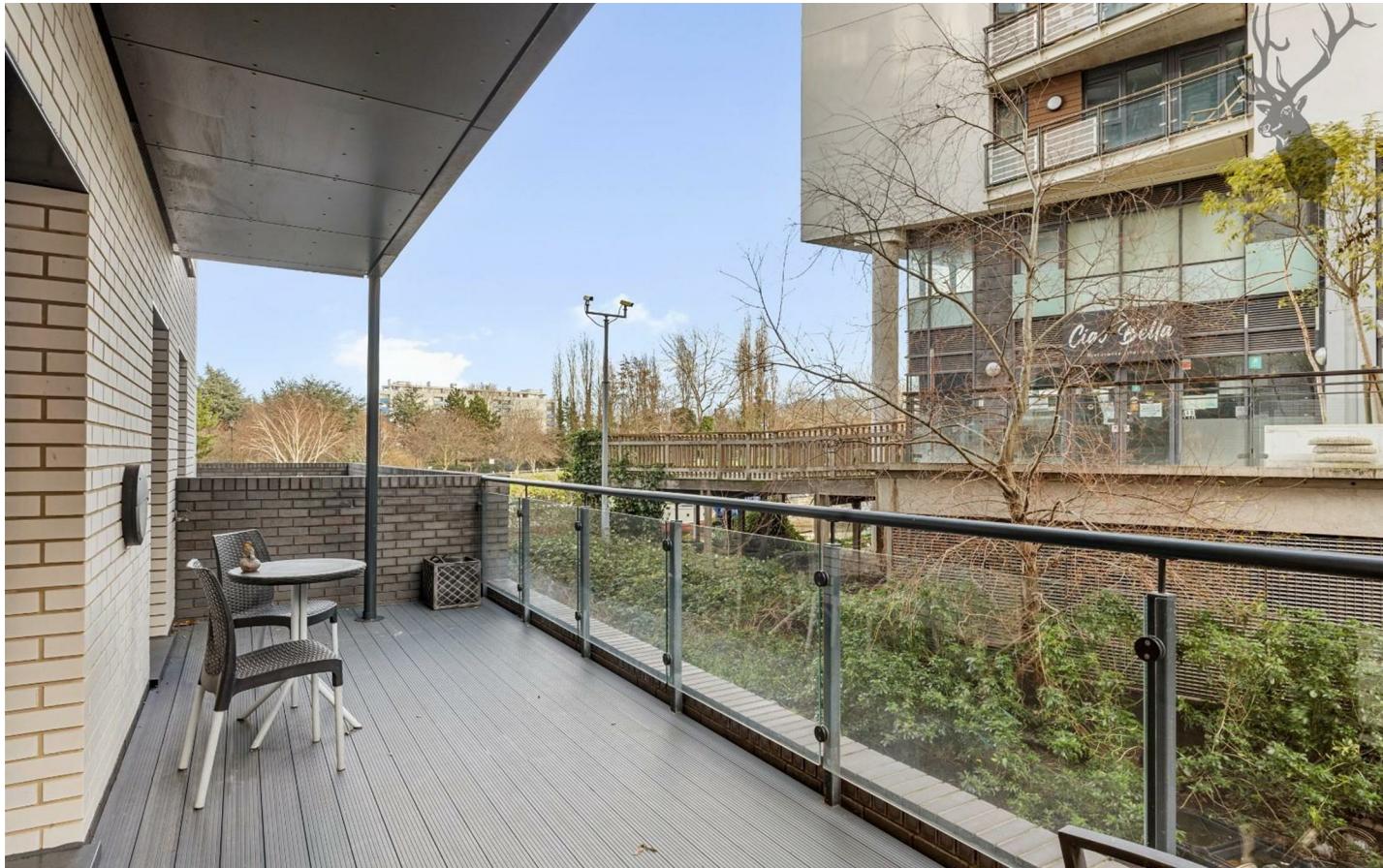




Cadmium Square, London, E2

BUTLER & STAG



**Enjoying an attractive canal side setting on the banks of the Regents Canal, is this exceptional duplex, two-bedroom, two-bathroom apartment. Boasting 959 Sq/Ft of internal living space, twin balconies and views of the leafy Mile End Park and Regents Canal, the apartment is one of only a rare few boasting these features.**



## Leasehold

- Duplex Apartment
- Views of Regents Canal and Mile End Park
- Two Bedrooms
- Open Plan Concept Living
- Waterside Residential Development
- 959 Sq/Ft Internal Living Space
- Two Bathrooms
- Concierge Service / Bicycle Storage

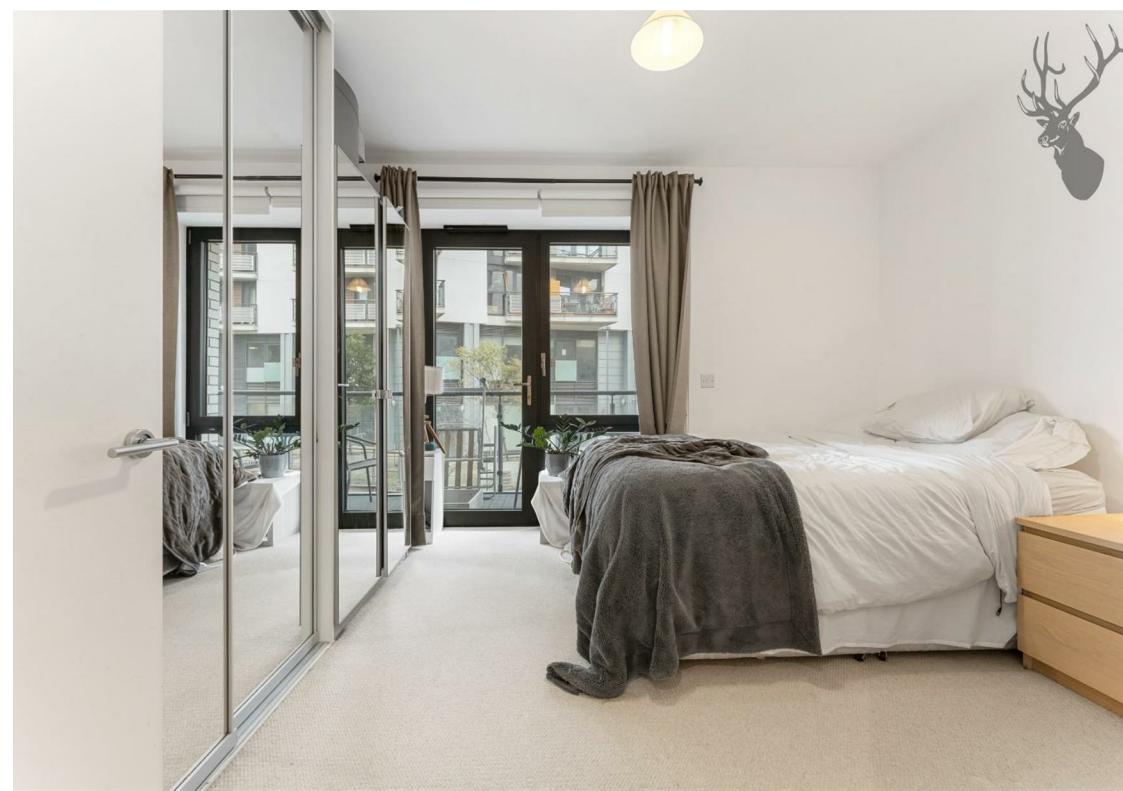
Upon entering, you are greeted by contemporary elegance, where sleek lines and modern design seamlessly blend with functionality. The spacious open plan living area seamlessly connects the living, dining, and kitchen areas, providing a great social flow. This great modern apartment features a large private terrace, creating a fantastic outdoor extension to the main living area.

The principal bedroom offers a peaceful haven complete with plush carpeting, generous built in wardrobes, an en-suite bathroom for added convenience and direct access to a full width balcony. Meanwhile, the second bedroom provides flexibility for guests, or a home office again with the added benefit of access to a full width balcony.

Beyond the confines of the apartment, residents of the Grand Regent Tower are treated to an array of amenities designed to enhance every aspect of urban living. From the concierge service, bicycle storage and underground parking facility (by separate negotiation).

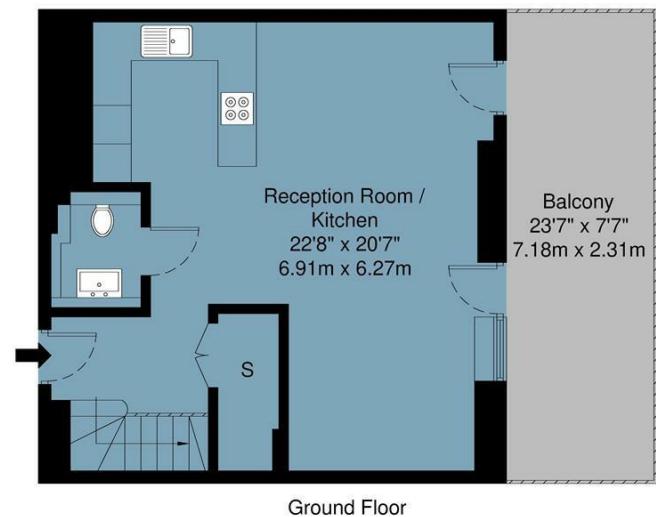
Conveniently located in one of London's most vibrant neighborhoods, Grand Regent Tower puts you at the centre of it all. Explore the eclectic mix of cafes, boutiques, and cultural attractions that Bethnal Green has to offer, or venture further afield with excellent transport links (Mile End/Bethnal Green Tube Stations) connecting you to the rest of the city.

Experience the pinnacle of cosmopolitan living at the Grand Regent Tower, where every day is elevated by stunning views.

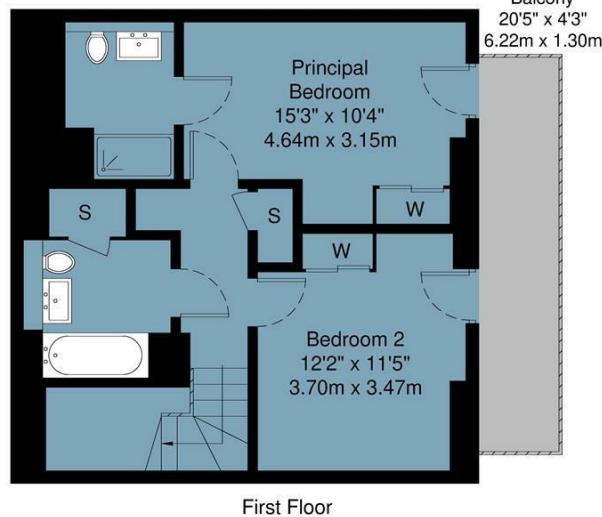


## Grand Regent Tower, Cadmium Square, E2

Approx Gross Internal Area : 89.1 sq m / 959 sq ft



Ground Floor



First Floor

**BUTLER & STAG**



Balcony  
20'5" x 4'3"  
6.22m x 1.30m

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.

**BUTLER & STAG**

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