



Campbell Road, London, E3

BUTLER & STAG



***Stamp Duty Exempt
For First Time Buyers***
Offering commanding
views of leafy Rounton
Park is this 51 sq/m 551
Sq/ft one-bedroom
London residence.



Leasehold

- First floor apartment
- Ample storage
- Under 10 minutes' walk to Bow Road Tube
- Permit parking
- One-bedroom
- Overlooking green space
- Two minutes' walk to Devons Road DLR
- Bike storage

Situated on the first floor of this purpose-built low rise development, the property comprises a wide entrance hall, large reception room, double bedroom, contemporary bathroom and separate kitchen/diner. There is also the added benefit of a large storage cupboard.

Located on Campbell Road, the apartment benefits from quick and easy transport links to Canary Wharf, Stratford (for the Olympic Park and Westfield shopping centre), and Central London.

The property provides a view of Rounton Park, with other green spaces including Tower Hamlets Cemetery Park nearby.

- *LEASHOLD
- LEASE LENGTH - 89 YEARS
- *SERVICE CHARGE - £1,300 PA
- *GROUND RENT - £10.00 PA
- *COUNCIL TAX - BAND B

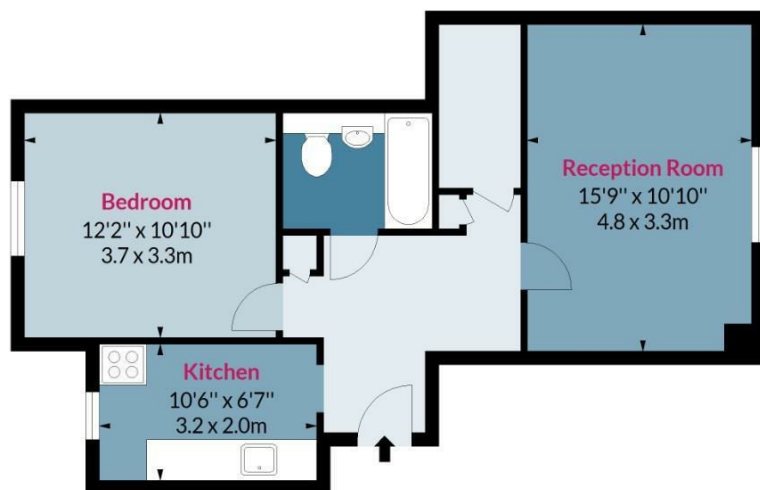




Campbell Road, E3

Approx. Gross Internal Area 551 Sq Ft - 51.19 Sq M

BUTLER & STAG



First Floor

Floor Area 551 Sq Ft - 51.19 Sq M

Tuesday 30th August 2022

1 sq m = 10.76 sq feet

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.
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