



Laburnum Street, London, E2

BUTLER & STAG



**60% Shared Ownership**  
**Situated in a secure modern development on the first floor is this stunning two-bedroom apartment boasting a lavishly sized private terrace providing the perfect setting for entertaining friends and family.**



## Leasehold

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

This spacious apartment set on the first floor has a bright open-plan living, dining and kitchen area which opens onto a huge private terrace, perfect for entertaining.

There is Granorte cork flooring throughout, two double bedrooms and a beautifully tiled bathroom with underfloor heating. Ample storage space, plus a secure bike locker at ground level.

Ermine Mews forms part of a gated development set on the Regents Canal, with a vibrant local mix of studios, cafes, bars and restaurants. Kingsland Road leads up to Dalston and south towards Hoxton, Shoreditch and the City. Walk west along the canal to Islington, east to Broadway Market and London Fields.

Ermine Mews is between Hoxton and Haggerston Overground stations, linking easily to the DLR and Elizabeth and District lines, with frequent buses on Kingsland Road itself.

- \*LEASE LENGTH - years
- \*SERVICE CHARGE - £1485.72 PA
- \*GROUND RENT - £100 PA
- \* GROUND RENT REVIEW - up to 40 years from 2007 - £100pa Up to 80 years £200pa From 80 years £300pa
- \*COUNCIL TAX - BAND C





## Ermine Mews

Approx. Gross Internal Area 67.6 Sq M ( 727.4 Sq Ft )

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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.

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☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ bow@butlerandstag.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.

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