



Ratcliffe Cross Street, London, E1

BUTLER & STAG



**Guide Price - £350,000 to £375,000**

**This immaculately presented one-bedroom apartment offers stylish modern living in the heart of Limehouse, set within a contemporary development just seconds from Limehouse Station. With a private balcony and high-quality finishes throughout, the property provides both comfort and convenience in a highly desirable East London location.**



## Leasehold

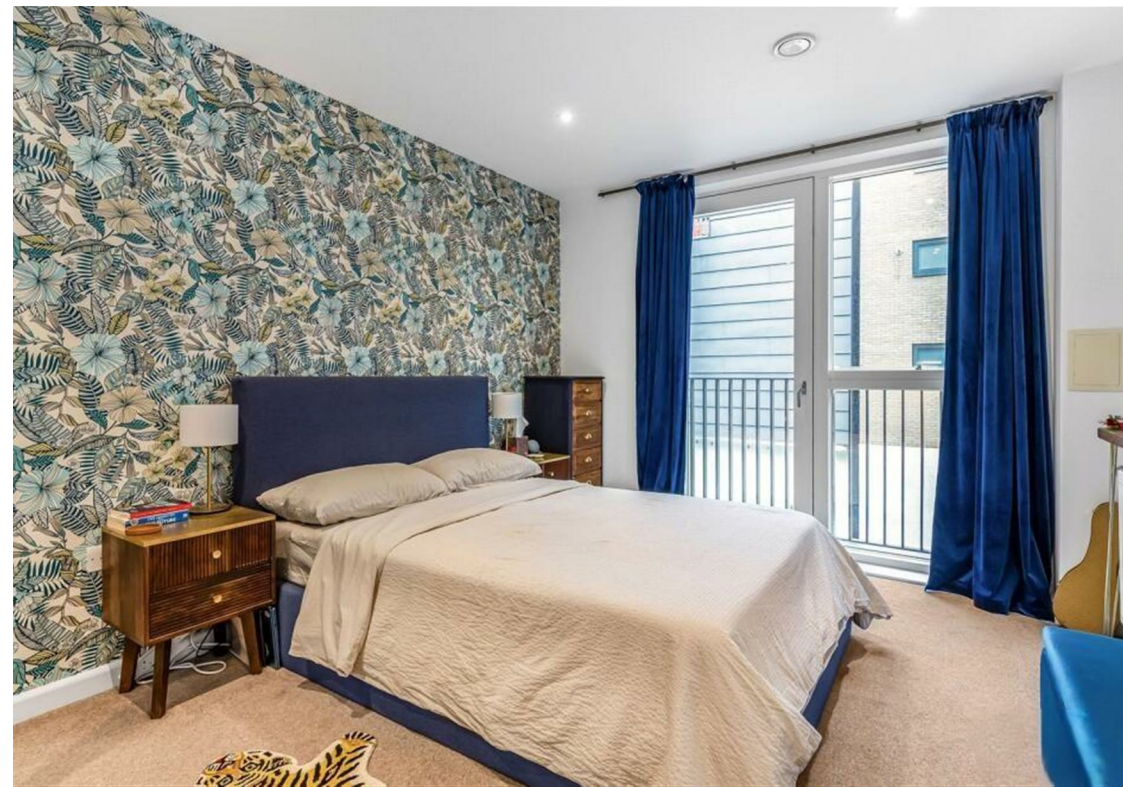
- One Double Bedroom
- Beautifully Presented Throughout
- EWS1 Compliant
- Second floor Apartment
- Private Balcony
- Lift Access
- Close To Limehouse DLR Station
- High Specification

The apartment features a bright and spacious open-plan living and dining area, complete with floor-to-ceiling windows that create an airy, light-filled space. Doors open onto a private balcony, providing the perfect spot for morning coffee or evening relaxation. The sleek fitted kitchen comes with integrated appliances and ample storage, designed with both functionality and style in mind.

The bedroom is generously sized and thoughtfully designed, offering a peaceful retreat with space for storage. A contemporary bathroom with premium fixtures and finishes completes the property, creating a home ready to move straight into.

Situated in a vibrant riverside community, the apartment enjoys unrivalled transport links, with Limehouse Station (DLR and National Rail) just moments away, offering quick access to Canary Wharf, The City, and Stratford. Nearby, residents can enjoy the marina at Limehouse Basin, Thames riverside walks, and a variety of local shops, cafés, and restaurants.





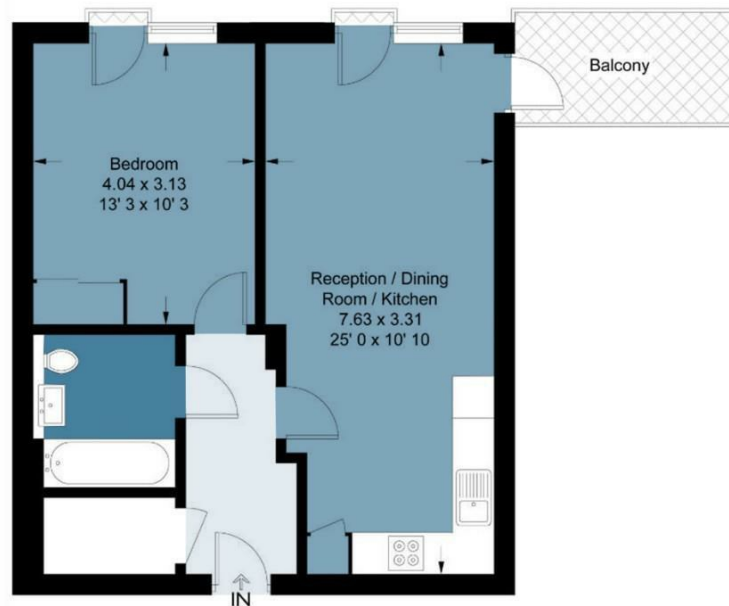
## Wheelers House

Approx. Gross Internal Area 51.4 Sq M ( 553 Sq Ft )

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### Second Floor



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**

☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ bow@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)