



BUTLER & STAG

Nightingale Mews | Bow  
| E3

*\*Physical Viewings Being Accepted\* \*Virtual Tour Available\**

*A stunning fully renovated warehouse/mews style three storey end of terrace freehold townhouse set within the North Bow Conservation area.*

- Warehouse/Mews Style Three Storey End of Terrace Freehold Townhouse • Overlooking the Hertford Union Canal • Private Terrace • Four Double Bedrooms • Cusp of Victoria Park • Secure Gated Boutique Development with Allocated Parking*

*Asking Price £950,000 | Freehold*

A charming open plan dual aspect kitchen, reception/entertaining space with solid wide panelled wooded flooring and stable style doors that flow to a private terrace overlooking the Hertford Union Canal occupies the ground floor, along with a separate WC, useful hallway space and an outside storage facility. The first floor consists of two double bedrooms, one of which has a private balcony, again overlooking the Hertford Union Canal and a separate utility room (scope to create a second bathroom instead of the utility room). Stairs then lead to the top floor which consists of two further double bedrooms, one of which is dual aspect and a sleek bathroom. Further features include double glazed factory style wooded windows throughout, new kitchen with Corian worktops, new heating system, new staircase, new LED lighting configuration, ample storage, communal garden area and allocated parking. Nightingale Mews is a secure gated boutique development set on the junction of Chisenhale Road and Kenilworth Road. Perfectly located for excellent transport links which include Mile End and Bethnal Green Underground Stations, Cambridge Heath Overground Station, as well as various bus routes allowing for swift and direct access to the City and West End, all of which are within a short walk. Sitting on the cusp of the green open spaces of Victoria Park and the renowned Hertford Union Canal offering idyllic cycle paths and riverside walks. A plethora of eateries, shops and amenities are available within close proximity.

3D Virtual Tour - This property has a fully immersive walk through. Butler & Stag is delighted to offer Virtual Viewings to all our residential clients. This innovative 3D property technology allows prospective buyers or tenants to immerse themselves with a virtual walk through of each of our properties 24 hours a day, 7 days a week, whilst in the comfort of their home, work or wherever they may be. Like what you see? Please contact us for more information and to arrange a physical viewing.

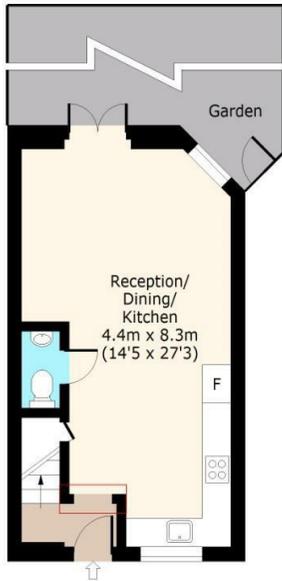




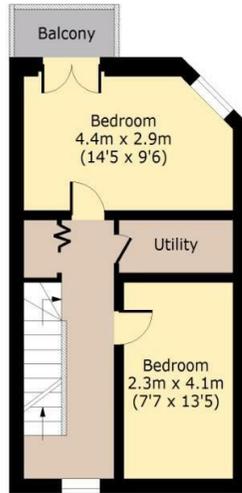
# Nightingale Mews, Bow, E3



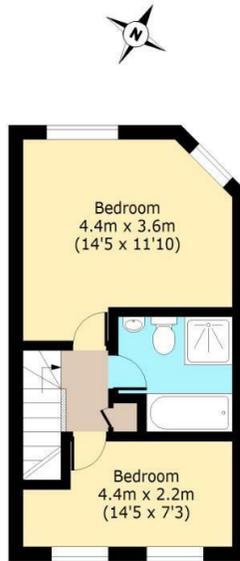
**Ground Floor**  
Approx. 36.70 Sq. meters (395 Sq. feet)



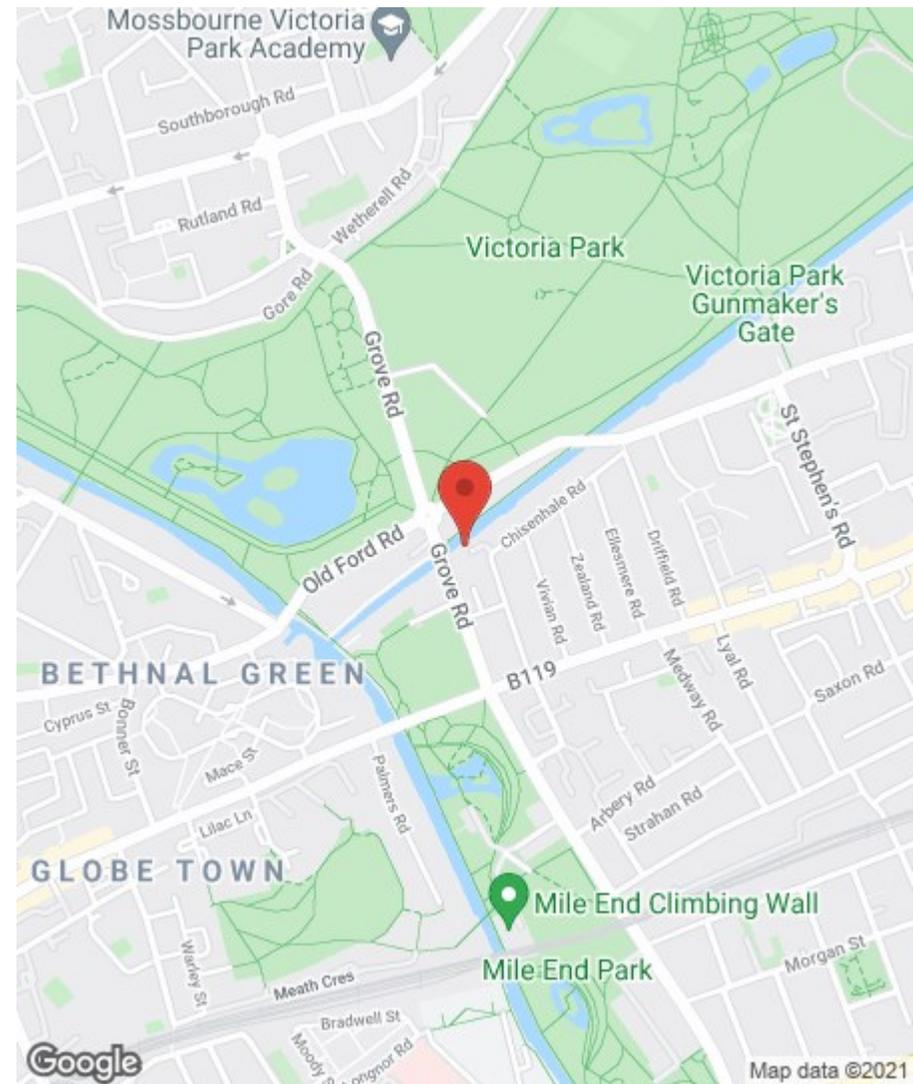
**First Floor**  
Approx. 36.70 Sq. meters (395 Sq. feet)



**Second Floor**  
Approx. 36.70 Sq. meters (395 Sq. feet)



Total area: approx. 110.1 Sq. meters (1185 Sq. feet)  
For illustration purposes only - not to scale  
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## BUTLER & STAG

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		