



BUTLER & STAG

Vernon Road | London
| E3

This striking modern development occupies a corner position of Gladstone Place and Guglielmo Marconi Mews which is located parallel to the historic Roman Road market (one of the oldest trading street markets in the country).

- *Private Balcony* • *Stylish Apartment* • *Historic Roman Road market on the doorstep* • *Beautiful green spaces of Victoria Park are a short walk away* • *Lift Access* • *Modern Interiors*

Offers Over £380,000 | Leasehold

Situated on the second floor this two bedroom apartment features immaculate presentation throughout with contemporary designs, modern interiors and a full width balcony extending out from the reception room which over looks the communal gardens.

The property boasts an open plan living and kitchen area with engineered wooden floors, integrated appliances, and double doors leading to the private balcony. There are two generous sized bedrooms one of which has the feature of built in wardrobes and three piece bathroom with wall mounted shower attachment and heated towel rail. There are various transport links nearby, including Mile End (Central Line) Bow Road (District and Hammersmith & City) and Bow Church DLR.

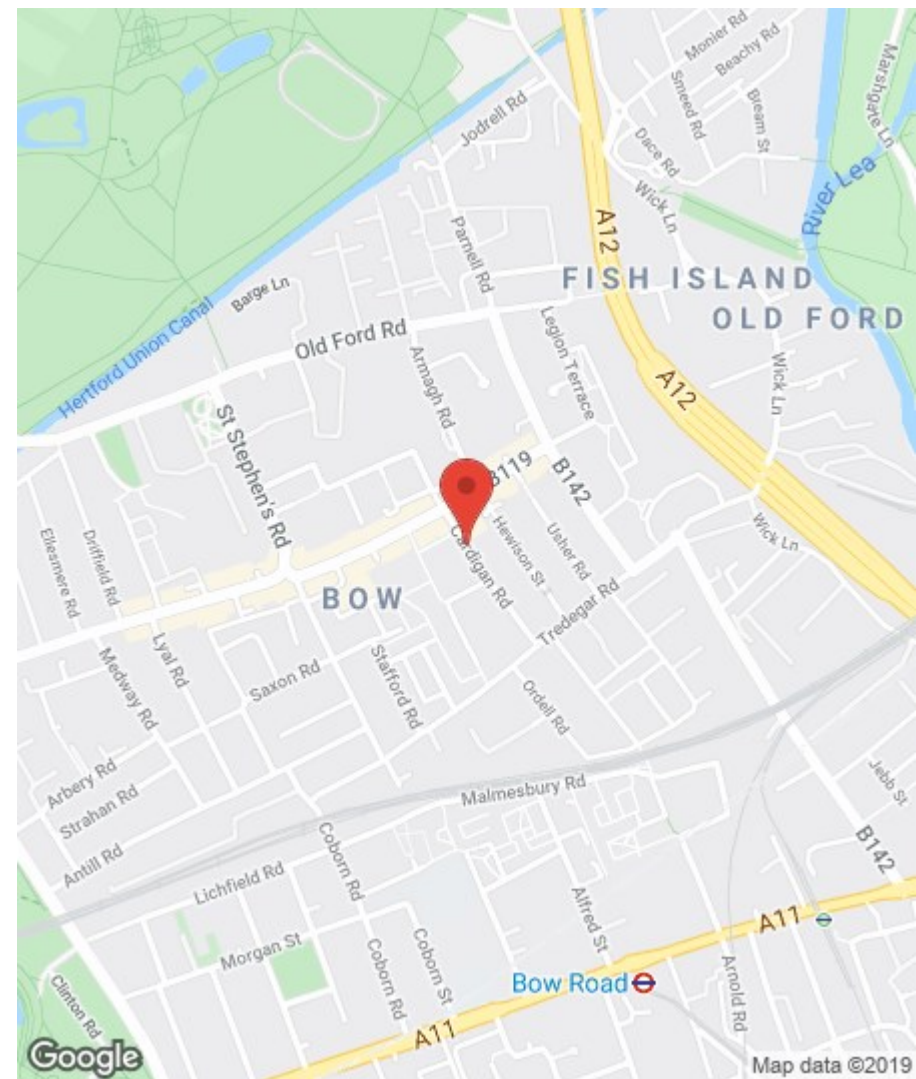






Total area: approx. 61.9 sq. metres (666.2 sq. feet)

For Illustration Purposes Only - Not To Scale
www.lpaplus.com



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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) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		93	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		