



**BUTLER & STAG**

Russia Lane | London

| E2

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*Well presented and spacious one bedroom apartment in a fantastic location close to Victoria Park, Cambridge Heath station and Broadway Market. Offered unfurnished and available from 14th October 2023.*

*The property also benefits from a allocated car parking space.*

- One Double Bedroom Apartment • Moments from Victoria Park • Allocated Car Parking Space • Modern Kitchen and Bathroom • Unfurnished • Available Mid-October 2023 • On the First Floor of a Well Maintained Block • Close to Cambridge Heath Station and Broadway Market*

***£1,850 Per Calendar Month***

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Well presented and spacious one double bedroom apartment in a fantastic location close to Victoria Park, Cambridge Heath station and Broadway Market.

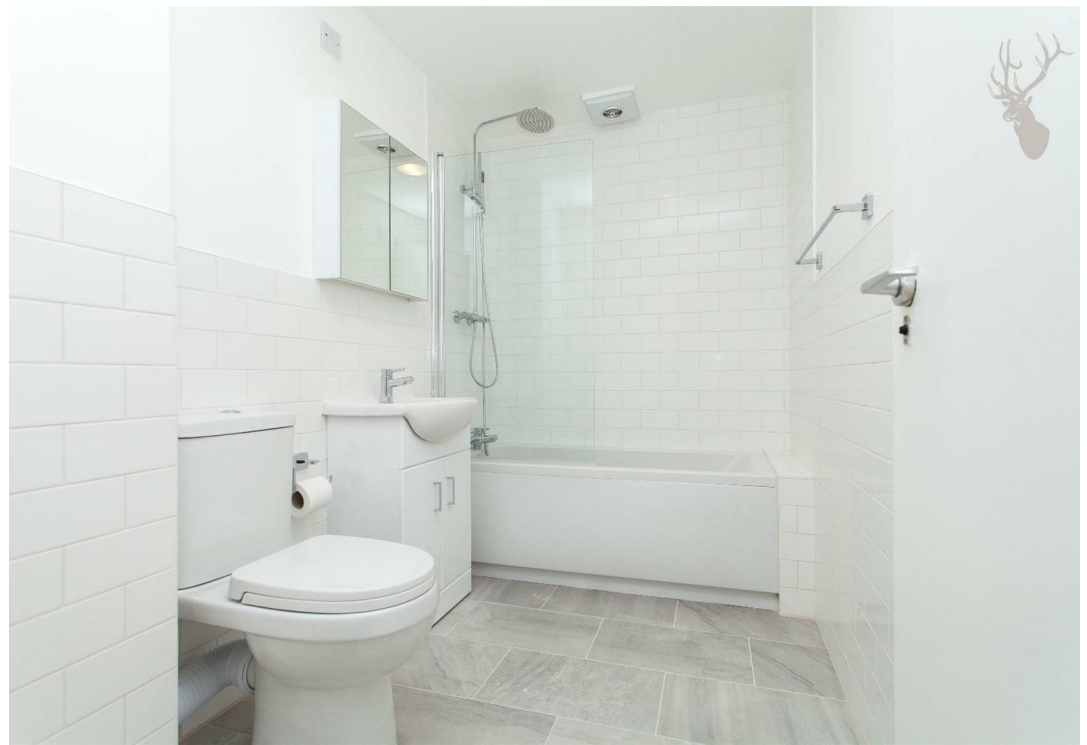
The property is situated on the first floor of a well maintained development and features a large open-plan kitchen/reception area. Both kitchen and bathroom are finished to a modern standard. The apartment further benefits from an allocated car parking space and a large hallway storage cupboard.

Offered unfurnished and available from 14th October 2023.

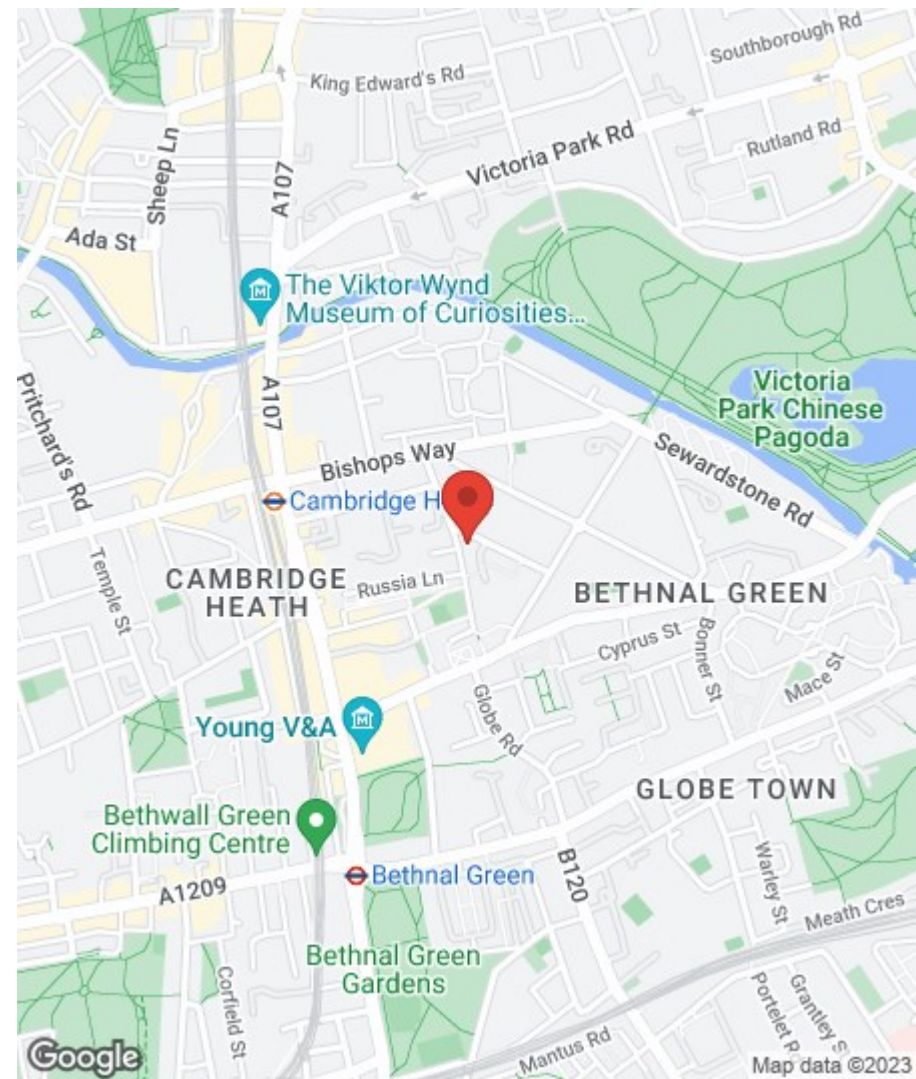
Tower Hamlets council tax band C  
EPC rating C











# BUTLER & STAG

508 Roman Road, Bow, London, E3 5LU | 020 8102 1236 |

[bow@butlerandstag.com](mailto:bow@butlerandstag.com) | [www.butlerandstag.uk](http://www.butlerandstag.uk)

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>75</b>               | <b>76</b> |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| 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>71</b>               | <b>71</b> |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |