



BUTLER & STAG

Wick Lane | London
| E3

Physical viewings taking place

A unique opportunity to live in a spacious canal side one bedroom apartment moments from Victoria Park.

- *One Bedroom • One Bathroom • Canal Views • Opposite Victoria Park • Modern Finish • Bike Storage • Triple Glazing*

£1,250 Per Calendar Month |

Previously owner occupied, this furnished/unfurnished 530 sq ft one bedroom apartment is in great condition. The property boasts a juliet balcony which overlooks the canal below, a separate kitchen with fully integrated appliances. The double bedrooms comes with fitted wardrobes and easy access to a three piece bathroom. The property also benefits from access to communal bike storage.

Duckett's apartment is well placed development opposite Victoria Park great for walkers and runners, whilst cyclists have easy access to the canal tow paths. Numerous transport links can be easily accessed, including Bow Road (District and Hammersmith & City) and Bow Church DLR, whilst Stratford International, Bethnal Green underground and bus routes are also easily accessible.

Roman Road Market is in close proximity and the trendy pubs, restaurants and boutiques of Hackney Wick are all within striking distance.

3D Virtual Tour - This property has a fully immersive walk through.

Butler & Stag is delighted to offer Virtual Viewings to all of 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.

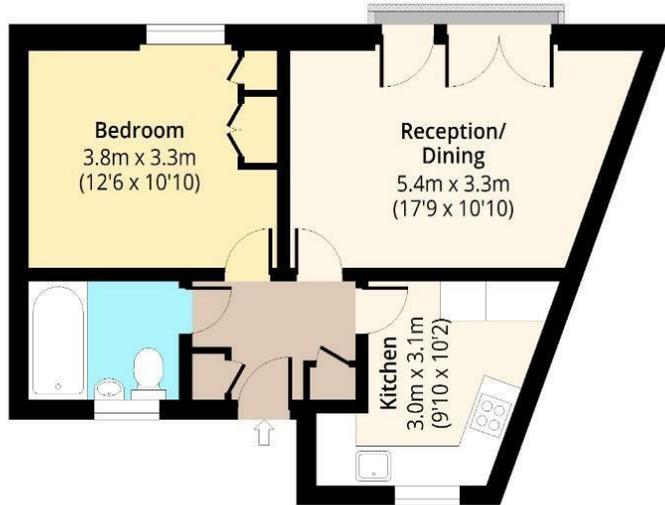




Duckett's Apartments, Wick Lane, E3

First Floor

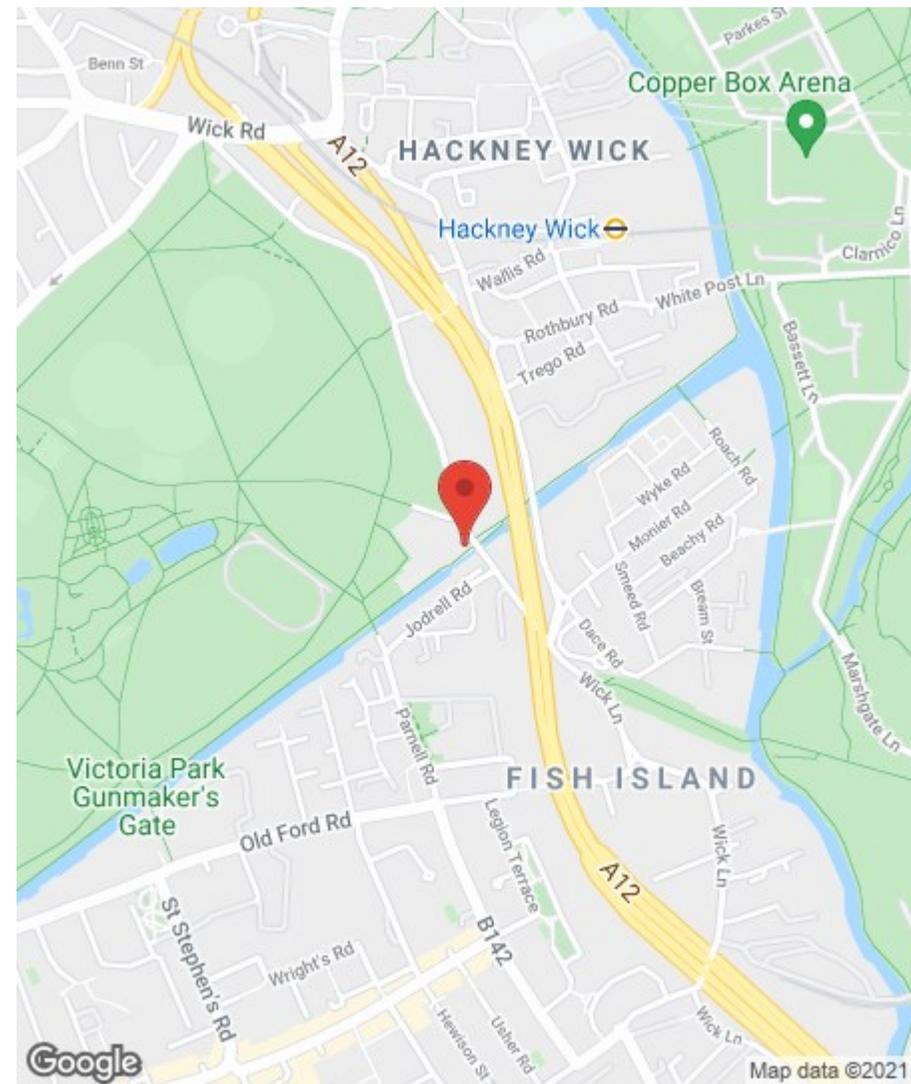
Approx. 49.33 Sq. meters (531 Sq. feet)



Total area: approx. 49.33 Sq. meters (531 Sq. feet)

For illustration purposes only - not to scale

www.lpaplus.com



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) A		
(81-91) B	81	81
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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

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