



BUTLER & STAG

East Smithfield | Wapping
London | E1W

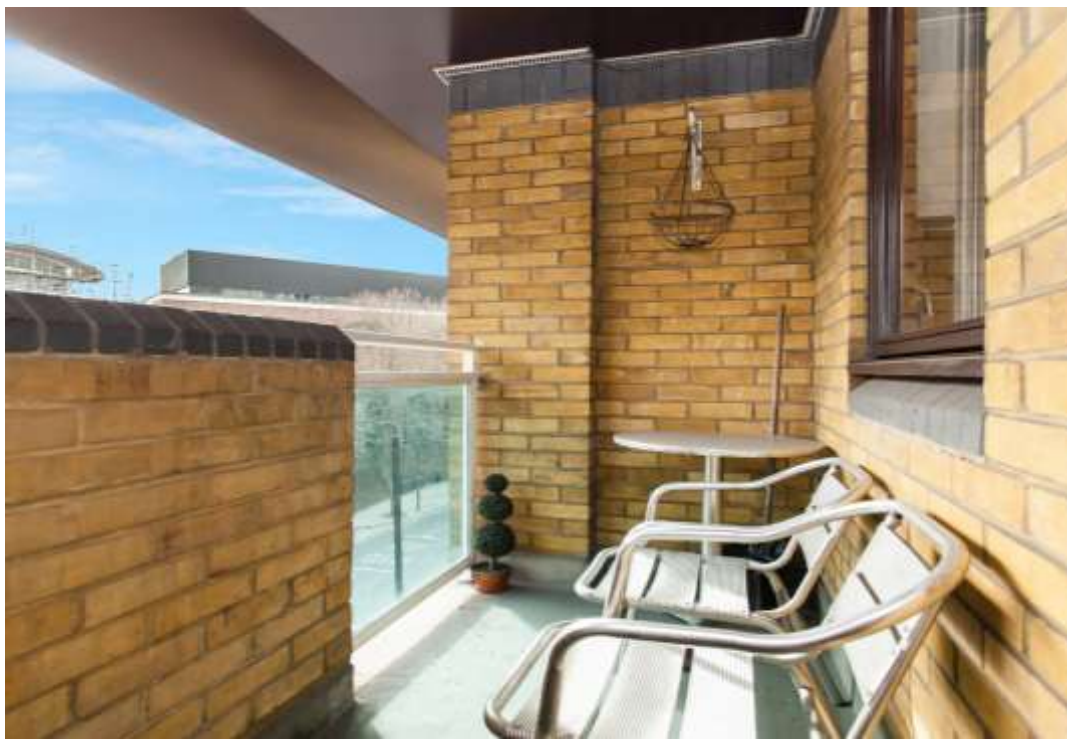
A smart one bedroom flat positioned on the fourth floor of a well maintained modern development, located moments away from Tower Hill.

One Bedroom Flat / Private Balcony / Tower Hill Location / Furnished / Smart Finish

£1,500 per month

A smart one bedroom flat positioned on the fourth floor of a well maintained modern development. Located moments away from Tower Hill, the property would make a perfect home for the discerning City professional. Finished to a high standard, accommodation includes a large double bedroom, fitted kitchen, three piece shower room and a spacious dual aspect reception room. Additional benefits include a private south facing balcony, lift access and off street parking by separate agreement. East Smithfield is perfectly positioned for access into the City of London, with Tower Hill Station (Circle and District Line) a five minute walk away. The property is available now and is offered Furnished.

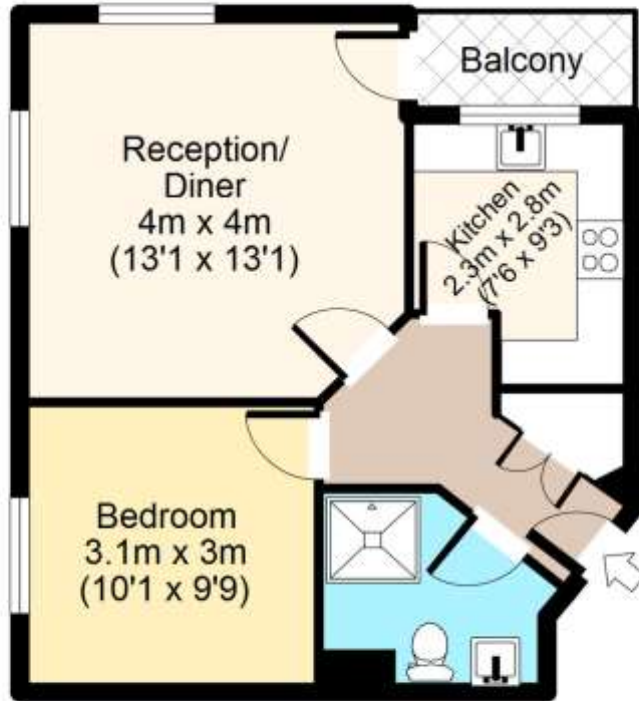




East Smithfield, E1W



Fourth Floor



Total area: approx. 41 sq. metres (440 sq. feet)
For illustration purposes only - not to scale
www.londonpropertyassessments.co.uk

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			
(92-100) A		X	X
(81-91) B			
(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			
(92-100) A		X	X
(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	