



**BUTLER & STAG**

Clemence Street | Mile End  
London | E14

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*Smart and well presented one bedroom period conversion, situated on the lower ground floor of this three storey Victorian house.*

*Available mid-September / Own Section of Garden / Un-furnished / Good Storage Throughout*

*£1,300 per month*

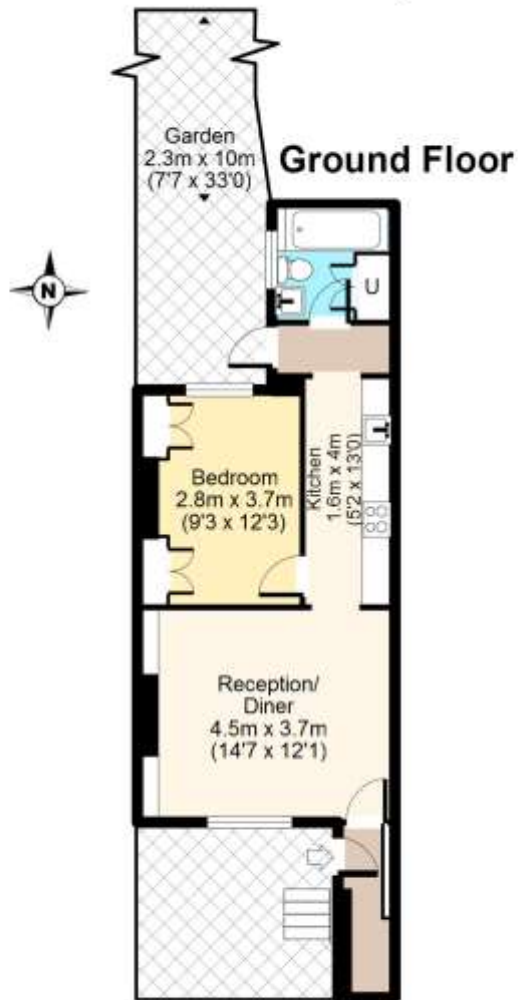
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Smart and well-presented one bedroom period conversion, situated on the lower ground floor of this three storey Victorian house. The property boasts its own front garden and front door, with entrance foyer which has good storage, decent size living room with feature fireplace and parquet flooring, a theme which continues into the kitchen which has modern integrated units. There is a good size double bedroom with built-in wardrobes, shelving and a lovely sash window with views over the rear garden. Modern three piece bathroom with bath and wall mounted shower, whilst the property also benefits from its own private garden.





# Clemence Street, E14



Total area: approx. 43 sq. metres (463 sq. feet)  
For illustration purposes only - not to scale

## 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) <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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <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	