



BUTLER & STAG

Augustine Bell Tower
Pancras Way | Bow
London | E3

Smart and very well presented one bedroom apartment on the sixth floor, set within this well-maintained purpose built development just off Tredegar Road.

Sixth Floor Apartment / Private Balcony / Available from mid-September / Underground Parking Space / On-Site Bike Store / Good Transport Links

£1,500 per month

Smart and very well presented one bedroom apartment set within this well-maintained purpose built development just off Tredegar Road.

Accessed via security entrance with lift to the sixth floor, accommodation comprises; reception room with ample space for dining and double doors that open to a private balcony. The kitchen is open-plan to the main living space and has integrated appliances whilst there is a modern bathroom suite. The property also benefits from an allocated parking space and on-site bike store.



The property is well located for Roman Road, Victoria Park and the Olympic Village with all its facilities. There are several transport links nearby with Bow Church DLR, Bow Road underground (District and Hammersmith & City) and Mile End underground (Central, District and Hammersmith & City) all easily accessible. Available furnished from early October.

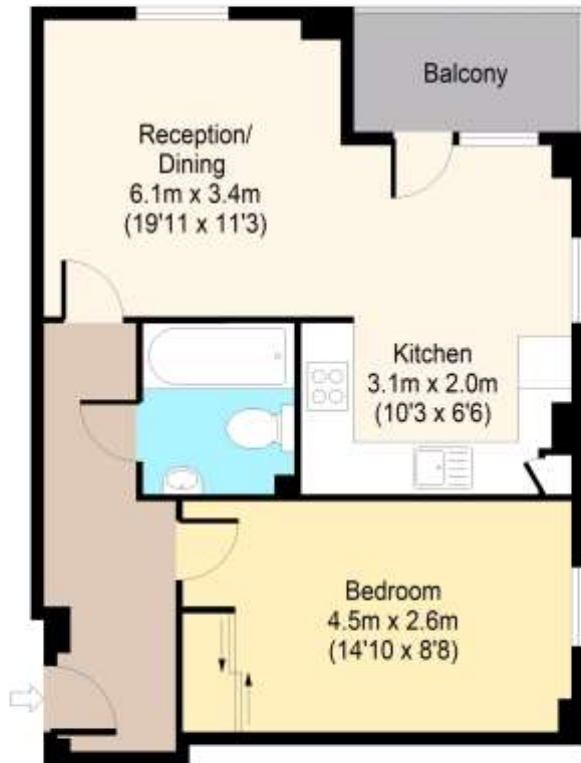




Augustine Bell Tower, E3

Sixth Floor

Approx. 46 Sq. meters (495 Sq. feet)



Total area: approx. 46 Sq. meters (495 Sq. feet)

For illustration purposes only - not to scale

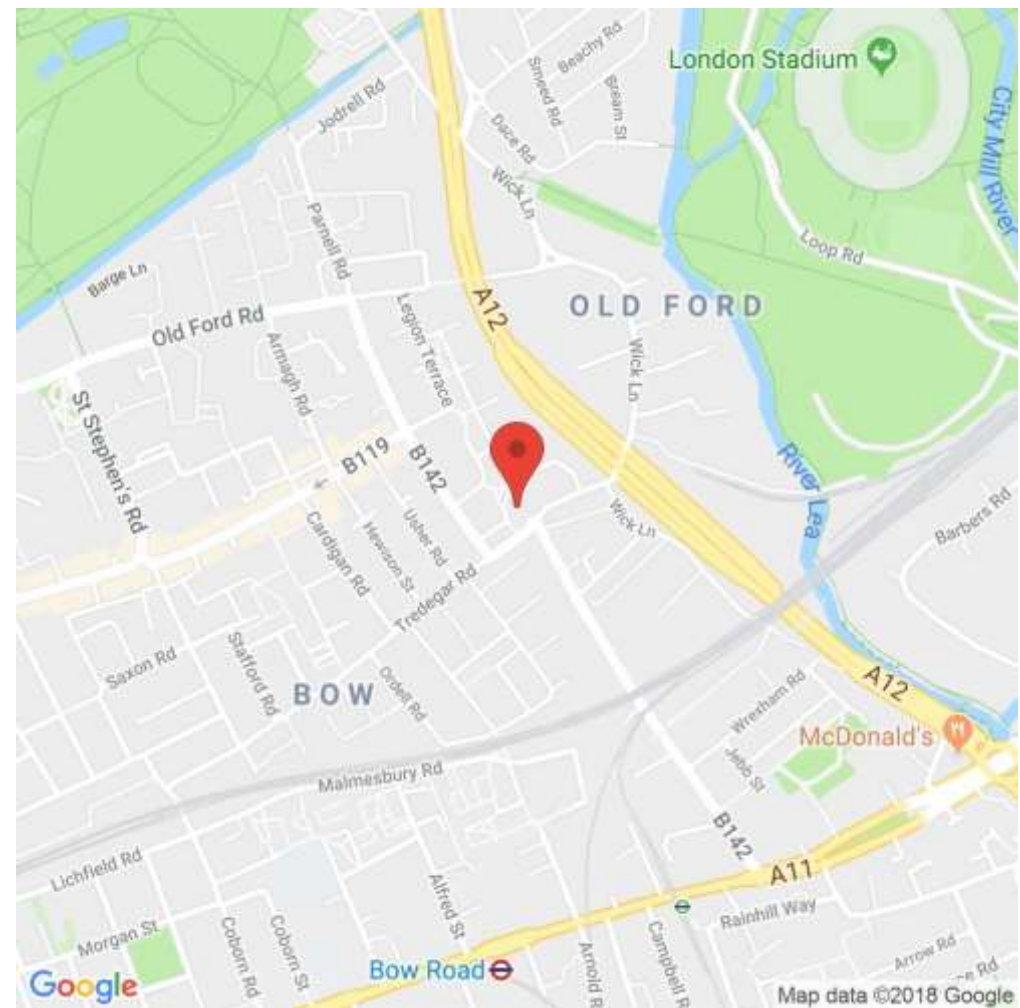
www.londonpropertyassessments.co.uk

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) 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			
		85	86
England & Wales		EU Directive 2002/91/EC	