



36 Palmers Road, London, E2

BUTLER & STAG



**Located within a sought-after development on the banks of the Regents Canal, is this two bedroom two bathroom modern apartment benefitting from a simply stunning over-sized private terrace.**



- Two Double Bedrooms
- Stunning Private Terrace 853 SqFt
- Furnished
- Walking Distance to Victoria Park
- Fully Fitted Kitchen
- Two Bathrooms
- Modern Throughout
- Close to Mile End Tube
- Available 21st May
- Concierge Services

Situated within walking distance of the iconic Victoria Park and with Mile End Park on the other side of the canal, the property is perfectly positioned for those summer days and evening walks.

The apartment comprises of two double bedrooms, two bathrooms (one en-suite), a fully fitted kitchen, open light living space and is complimented by a large private terrace with far-reaching views.

The property is close to the station and amenities of Mile End, with Bethnal Green and Bow also within easy reach.

Offered furnished and available from 19th May 2023





## Graphite Point, Palmers Road, E2

Approx. Gross Internal Area 740 Sq Ft - 68.75 Sq M  
Approx. Gross Balcony/ Terrace Area 853 Sq Ft - 79.24 Sq M



### Ninth Floor

Floor Area 740 Sq Ft - 68.75 Sq M

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



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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.