



BUTLER & STAG

Clynes House
Knottisford Street | Bethnal Green
London | E2

Excellent one bedroom apartment, located on the top floor (6th with lift) of this local authority development in Bethnal Green.

Top Floor (with lift) / Excellent Views / Good Transport Links / Victoria Park Nearby / Ideal First Time Purchase / Ample Local Amenities
/

Asking price of £275,000 / Leasehold

Excellent one bedroom apartment, located on the top floor (6th with lift) of this local authority development in Bethnal Green. Measuring just over 400 square foot, features include, secure communal entrance from Roman Road, lift to the 6th floor, living room with good natural light, excellent views and engineered wooden floors, separate recently installed fitted kitchen, double bedroom and three piece bathroom suite which has also just been fitted. Well located and almost equidistant to Bethnal Green (Central line) and Mile End (Central, District and Hammersmith & City) Clynnes House is also in close proximity to Victoria Park and the vibrant nightlife of Shoreditch, Hoxton and Spitalfields.



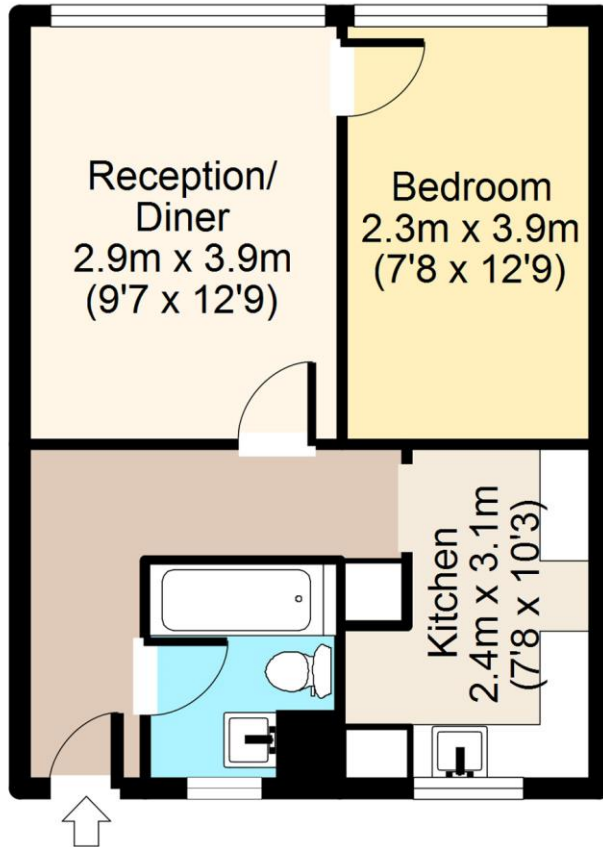




Knottisford Street, E2



6th Floor

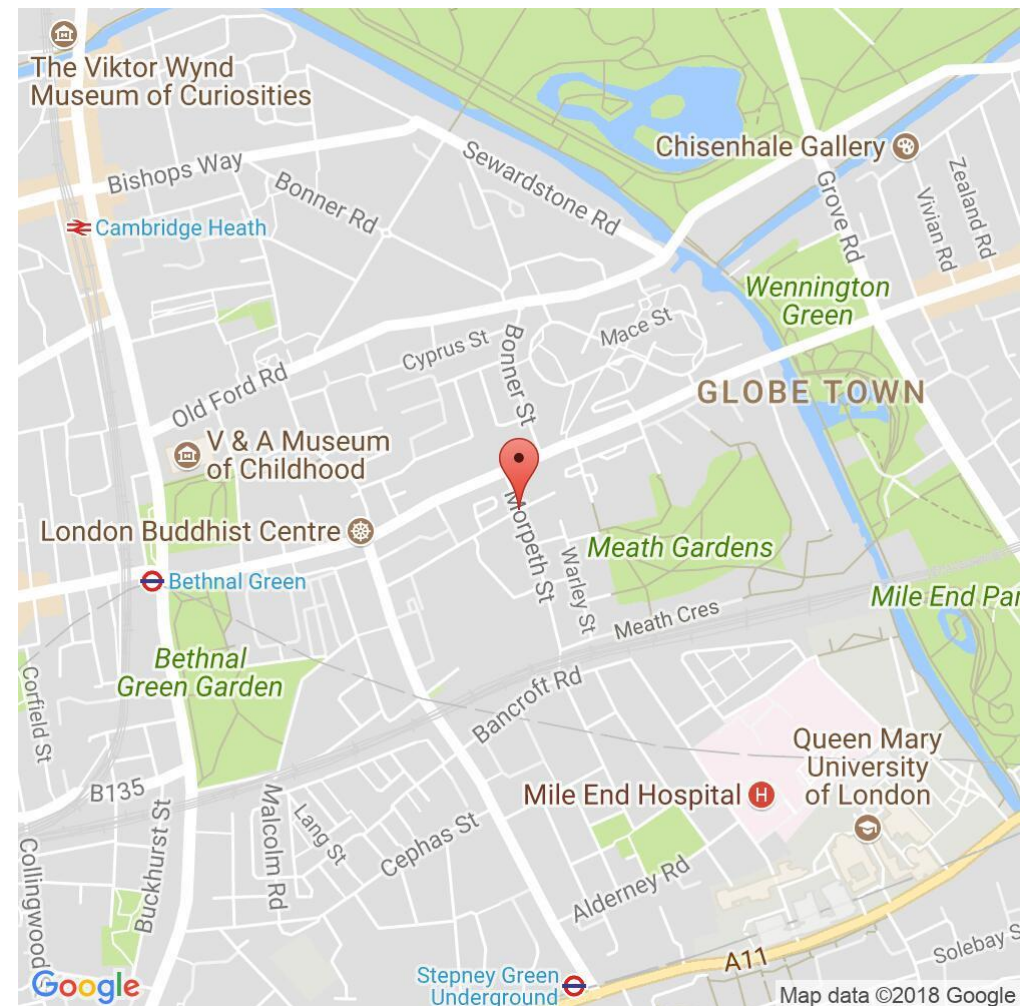


Total area: approx. 37 sq. metres (401 sq. feet)
For illustration purposes only - not to scale
www.londonpropertyassessments.co.uk

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		
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		