



BUTLER & STAG

Leven Road | London
| E14

Physical viewings taking place

A large 1 bedroom apartment with a private terrace and optional parking in Leven Wharf.

• 1 Bedroom • 1 Bathroom • Private terrace • Modern finish • Parking possible

£1,250 |

A Gorgeous 1 bedroom apartment with outside space in Leven Wharf.

This apartment combines elegant designs with excellent construction standards and high-end specifications. The property boasts bright interiors throughout with an open-plan kitchen/reception leading to a huge decked private terrace.

The property is presented in outstanding condition and features include wooden floors, ample storage, audio and video entry system, double glazing, fitted kitchen with granite worktops and contemporary bathrooms with ceramic tiles/under floor heating. There is also the added benefits of decked communal roof terraces with panoramic views of the City, children's play area, concierge and lift access.

Langdon Park, All saints and Star Lane DLR stations are all under half a mile away. Parking available upon application for an increased rental figure.







BUTLER & STAG

508 Roman Road, Bow, London, E3 5LU | 020 8102 1236 |

bow@butlerandstag.com | www.butlerandstag.uk

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 plus) 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 plus) 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		
England & Wales	EU Directive 2002/91/EC	