



# Stunning detached cottage with access to terrace

**St. Clements Avenue, London, E3**

£775,000 Leasehold (246 years remaining)

savills



Beautifully converted cottage  
Rarely available detached property  
Peaceful setting  
Superb transport links  
Good local pubs and restaurants  
Immaculate presentation

#### Local Information

The property is located in a popular high amenity location and has a fabulous variety of local pubs, cafes and day-to-day shops close at hand. Mile End Tube and Bow Church DLR are both within close proximity, together with regular buses and cycle lanes. The delightful open spaces of Victoria Park, with its boating pond, spectacular gardens and cafes, is only a short walk away as are Mile End Park and Regent's Canal.

#### About this property

Savills are delighted to offer on to the market this incredibly charming detached cottage which forms part of a stylish modern development, comprising of new build properties and high end conversions. The property enjoys a peaceful setting backing on to the historic Tower Hamlets Cemetery Park, whilst simultaneously being perfectly placed for those travelling to the City.

Internally the property offers the perfect balance of character and contemporary style, with accommodation comprising: hallway, bright and spacious reception room with dramatic vaulted ceiling and access to a patio, modern fitted kitchen with good quality appliances and breakfast bar, principal bedroom on the upper level with en suite bathroom, further good sized double bedroom with en suite shower room, and separate cloak room.

#### Tenure

Leasehold(246 years remaining)

#### Local Authority

London Borough of Tower Hamlets

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Victoria Park Office.  
Telephone: +44 (0) 20 3222 5555.



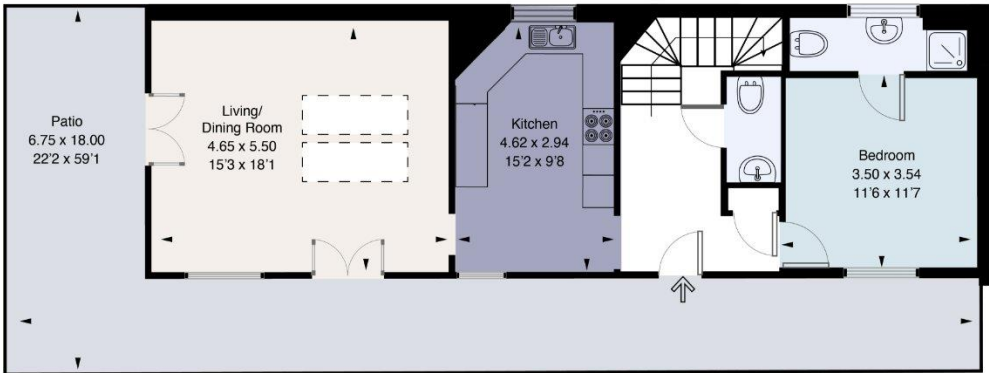
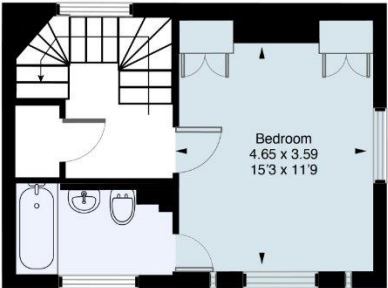





St. Clements Avenue, London, E3  
Gross Internal Area 1082.5 sq ft, 100.57 m²

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Approximate Area = 100.57 sq m / 1082.5 sq ft  
For identification only. Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	71	81
England, Scotland & Wales EU Directive 2002/91/EC 		

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