BUTLER & STAG

Hitchin Square | Bow
| E3

**GUIDE PRICE £500,000 - £525,000** A unique opportunity to acquire this rare four bedroom maisonette forming part of the ground and first floors of this low-rise purpose-built development, set within a residential square off the Roman Road.

• *Maisonette* • *Chain Free* • *Four Bedrooms* • *Excellent Local Schools* • *Close To Victoria Park* • *Garden*
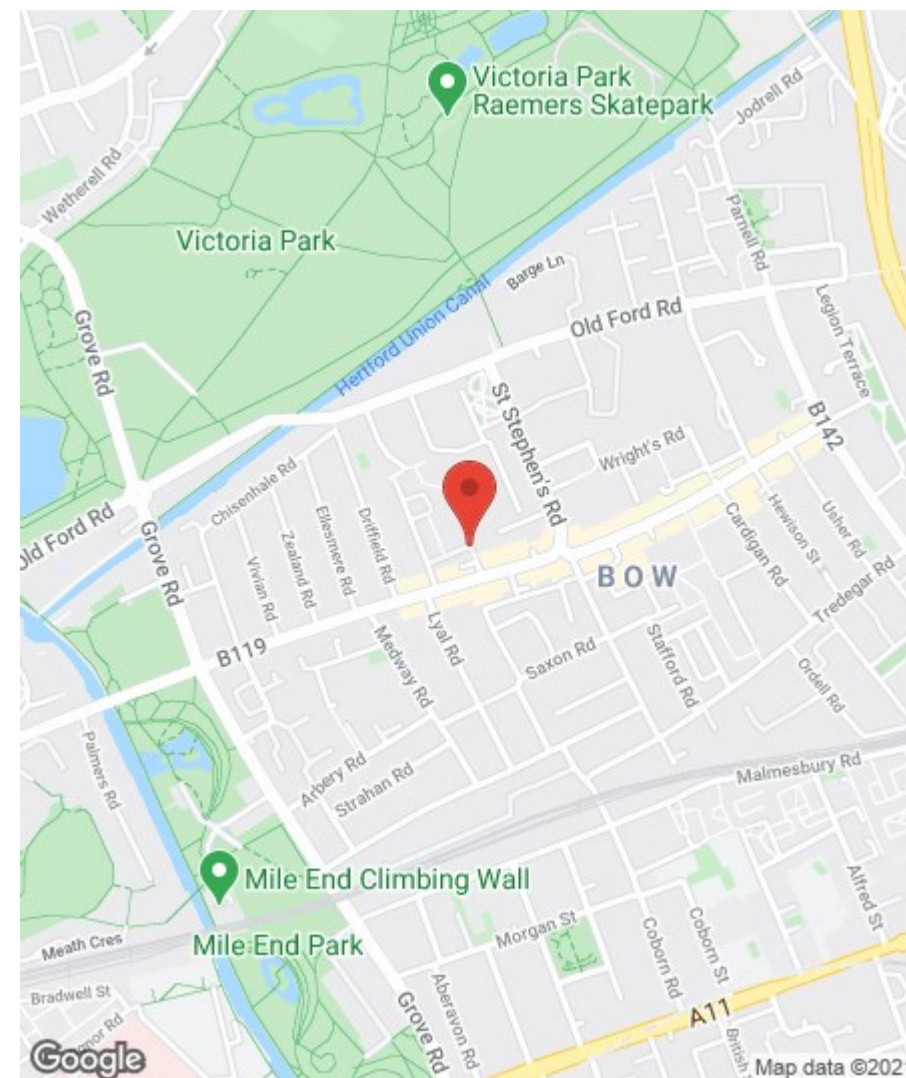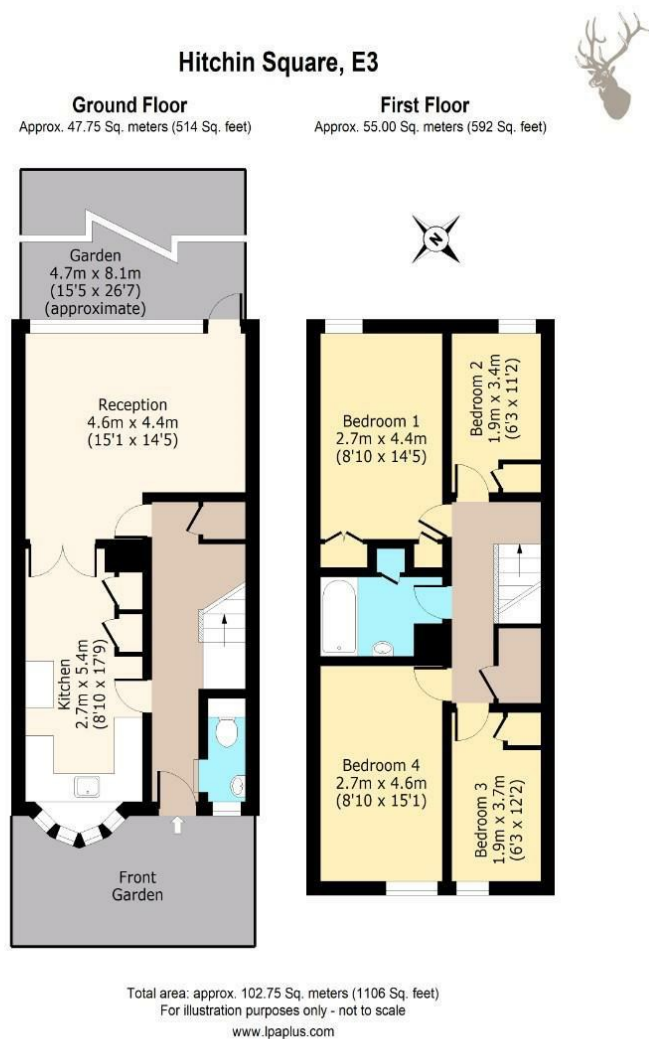
## Price Guide £500,000 | Leasehold

This beautifully bright property has been sympathetically partially refurbished. Comprising an open plan kitchen/diner that flows to a spacious reception area and out to a south-west facing private garden. The hallway includes a separate downstairs WC. Stairs lead up to four bedrooms, three of which have fitted wardrobes, and a master bathroom. Further benefiting from a number of useful storage spaces.

Hitchin Square is set in a highly desirable location just south of Victoria Park and Lauriston village and just moments from the independent shops and eateries along the Roman Road (due to undergo regeneration). Both Chisenhale and Olga primary schools are a short walk away. Transport links include nearby Mile End Tube (Central, District and Hammersmith & City lines) and Bethnal Green Tube (Central line) as well as frequent bus links along the Roman Road, all allowing for swift and direct access to The City, Canary Wharf, West End and beyond. Offered Chain Free.

# Hitchin Square, E3

### Ground Floor
Approx. 47.75 Sq. meters (514 Sq. feet)

### First Floor
Approx. 55.00 Sq. meters (592 Sq. feet)

**Garden**
4.7m x 8.1m
(15'5 x 26'7)
(approximate)

**Reception**
4.6m x 4.4m
(15'1 x 14'5)

**Bedroom 1**
2.7m x 4.4m
(8'10 x 14'5)

**Bedroom 2**
1.9m x 3.4m
(6'3 x 11'2)

**Kitchen**
2.7m x 5.4m
(8'10 x 17'9)

**Bedroom 4**
2.7m x 4.6m
(8'10 x 15'1)

**Bedroom 3**
1.9m x 3.7m
(6'3 x 12'2)

**Front Garden**

Total area: approx. 102.75 Sq. meters (1106 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com

# 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 | | 79 |
| (55-68) D | 76 | |
| (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 CO2 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 CO2 emissions | | |

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