



Loddiges Road, London, E9

BUTLER  STAG



Price Guide £350,000 - £375,000
Situated on the ground floor of this handsome red brick apartment block is this beautifully presented one-bedroom residence. Located just moments from London Fields and Mare Street, a thriving, cultural creative hub comprising independent cafes, bars, restaurants and warehouse pop-up art galleries, this energetic neighbourhood will be a truly inspiring place to live. Ideal for both budding entrepreneurs and anyone looking to embrace the creative vibe of this wonderful location.



Leasehold

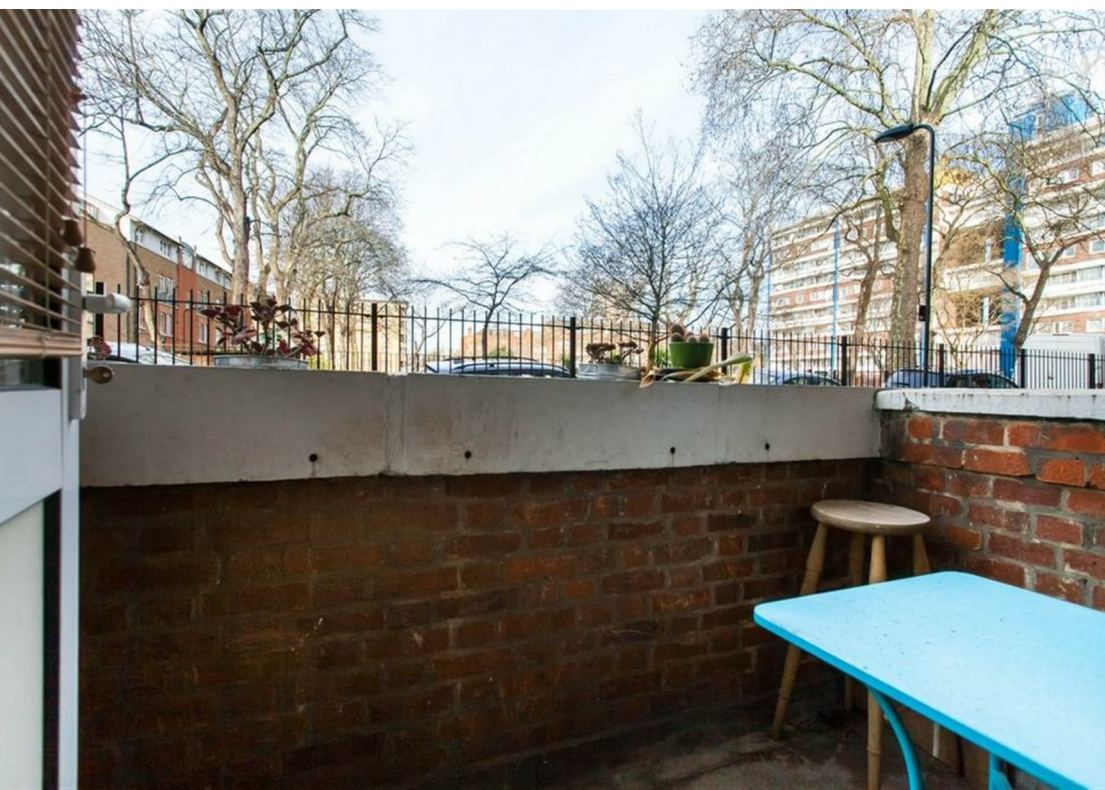
- Iconic Mare Street A Moments Walk Away
- 486 Sq/Ft Internal Living Space
- Communal Gardens
- Award Winning London Fields Close By
- West Facing Balcony
- Double Glazed Windows
- Separate Kitchen
- Chain Free

Comprising a well-proportioned size bedroom, stylish bathroom, and separate WC; smart kitchen and a separate living room with doors leading to a west facing balcony.

The current owners have made a number of improvements to their home, including replacing the flooring throughout with engineered wood, refurbishing the bathroom and kitchen.

Capel House affords a unique position on Loddiges Road, set back from vibrant Mare Street and overlooking the leafy St Thomas's Place Long Burial Ground which were laid out circa 1892. Bordering the award-winning London fields one of east London's most popular alfresco-eating spots, with its cricket pitch, outdoor gym, grassy spaces, paddling pool, tennis courts, wild flower meadow and a scattering of other Instagram-worthy delights.





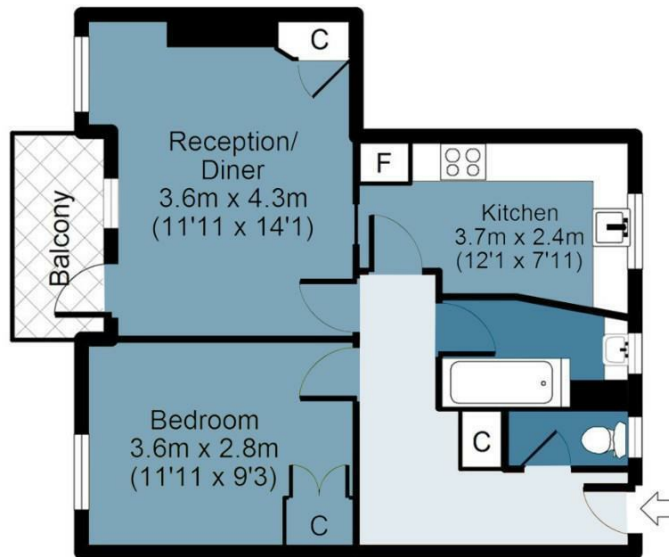
Capel House

Approx. Gross Internal Area 45 Sq M (486 Sq Ft)

BUTLER & STAG

Ground Floor

Approx. 45 sq. meters (486 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
© @modephoto.uk www.modephoto.co.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.

BUTLER & STAG

☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ bow@butlerandstag.com

www.butlerandstag.uk