



Thurtle Road, London, E2

BUTLER & STAG



Guide Price - £400,000 to £425,000
 Nestled in a vibrant and highly sought-after location between Haggerston and Hoxton stations, this beautifully presented two-bedroom, one-bathroom ex-local flat offers a perfect blend of modern comfort and classic London character. Situated on the quiet, residential Thurtle Road, this charming flat has been thoughtfully and freshly decorated throughout, creating a bright and welcoming home.



Leasehold

- Two Double Bedrooms
- Chain Free
- Private Balcony
- Hoxton & Haggerstone Train Stations Close By
- Close to Amenities
- Lift Access To All Levels

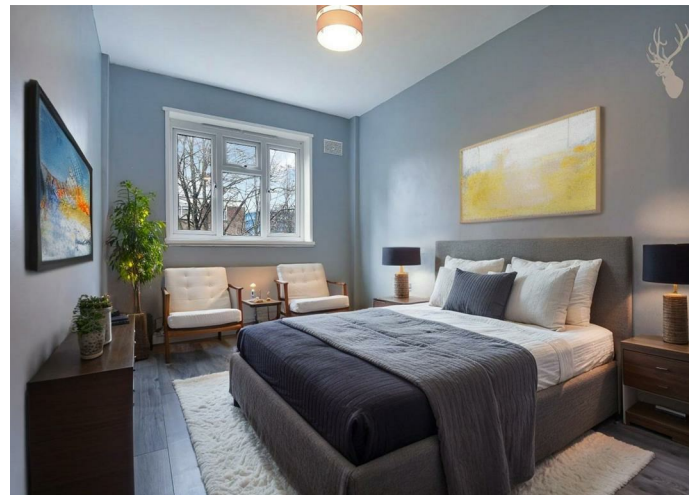
Two Spacious Bedrooms: Both bedrooms provide ample space for rest and relaxation, with large windows allowing plenty of natural light to flood in. The fresh décor enhances the airy feel, making these rooms versatile for use as bedrooms, home offices, or creative spaces.

Bright and Inviting Living Space: The living room benefits from the flat's optimal layout, featuring clean lines and a neutral palette that complements any interior style. The fresh paintwork and new flooring add to the crisp, modern feel of the home.

Fully Equipped Kitchen: The kitchen is functional and ready for use, ideal for cooking and entertaining, with ample storage and countertop space.

Ideal Location: Positioned just a short walk from both Haggerston and Hoxton stations, residents enjoy excellent transport links via the London Overground, making commuting across London straightforward and hassle-free. The surrounding area is brimming with trendy cafes, boutique shops, parks, and cultural hotspots, offering a dynamic lifestyle right on your doorstep.

Quiet and Friendly Neighborhood: Thurtle Road is a peaceful street, providing a quiet retreat while still being close to the bustling city life of East London.

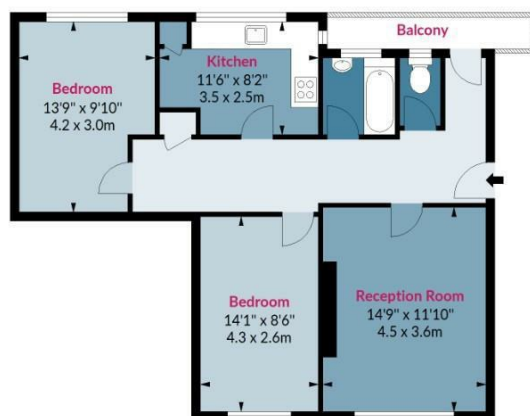




Godwin House, E2

Approx. Gross Internal Area 732 Sq Ft - 68.00 Sq M
Approx. Gross Balcony Area 34 Sq Ft - 3.16 Sq M

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Second Floor

Floor Area 732 Sq Ft - 68.00 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 17/1/2023

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.

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