



Approach Road, London, E2

BUTLER & STAG



Guide Price £1,250,000 - £1,300,000
Set within the sought-after Victoria Park Conservation Area on the leafy Approach Road, this handsome four-storey Victorian house offers huge scope to add value through improvement and re-development. With four bedrooms and generous proportions throughout, the property is ready for modernization and suits those looking to implement their own ideas and tastes in the form of a renovation project.



Freehold

- 1866 Sq/Ft Internal Living Space
- Four Bedrooms
- Providing huge scope to add value through improvement and re-development,
- Four Storey Victorian Residence (Freehold)
- Courtyard Garden
- Chain Free

Spanning across four levels, the house offers generous living space with high ceilings, large sash windows, and the elegant scale typical of the Victorian era. Once restored, it has the potential to provide a beautiful balance of formal entertaining rooms, relaxed family spaces, and well-appointed bedrooms.

The property further benefits from its enviable position on leafy Approach Road, moments from the open green expanses of Victoria Park and within easy reach of the vibrant cafés, restaurants, and boutiques of Victoria Park Village, Broadway Market, and London Fields. Excellent transport links nearby ensure swift connections to the City, Canary Wharf, and the West End.

This is a rare chance to acquire a substantial period home in one of East London's most desirable settings – ready to be transformed into a truly exceptional residence.





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Approx. Gross Internal Area 173.4 Sq M (1866.4 Sq Ft)

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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.

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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.