



Gathorne Street, London, E2

BUTLER & STAG



**Set within this Victorian school conversion is this wonderful & spacious two double bedroom loft apartment which has been sympathetically modernised to a great standard, to include a fantastic communal roof terrace.**



- Victorian School Conversion
- Loft Apartment
- Two Double Bedrooms
- Communal Roof Terrace
- Victoria Park Location
- Large Bathroom
- Fitted Kitchen
- Natural Light

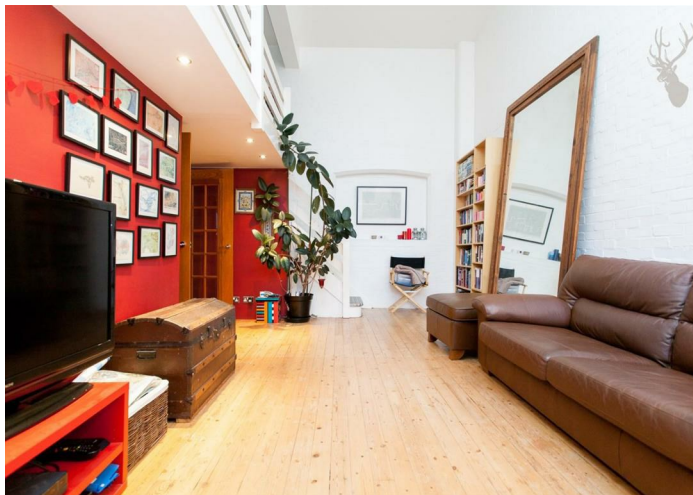
Bright and airy throughout there are some amazing period features including double height ceilings in the main living space and oversized sash windows that generate an abundance of natural light.

Arranged over the ground and first floor there is a delightful main living space with enormous sash window, stunning eat-in kitchen, two double bedrooms and a four piece family bathroom.

Added benefits include a large communal roof terrace with picnic benches, BBQ, internal seating area with a fridge and seating. Perfect for the Summer months!

Bow Brook is a delightful looking building and is well placed for local amenities as well as Victoria Park, Victoria Park Village, Shoreditch, the markets at Spitalfields, Columbia Road and Broadway.

There are excellent bus routes from Roman Road whilst the property is roughly equidistant from Bethnal Green Underground (Central Line) and Mile End (Central, District and Hammersmith & City).



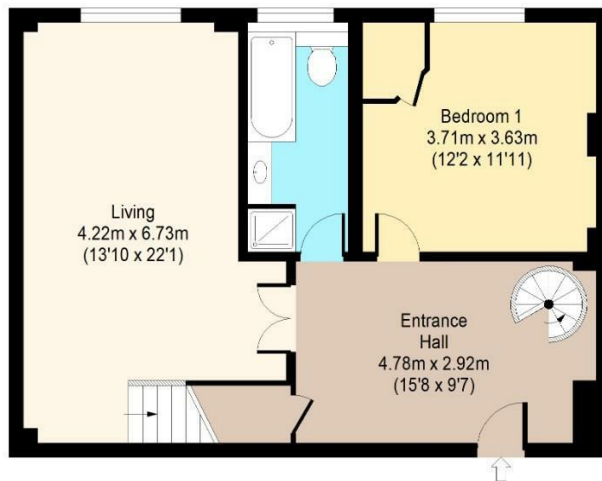


## Gathorne Street, E2



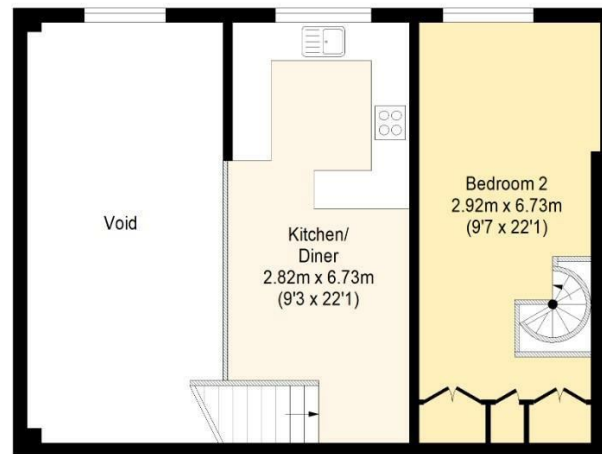
### First Floor

Approx. 61 Sq. meters (656 Sq. feet)



### Mezzanine Floor

Approx. 39 Sq. meters (419 Sq. feet)



Total area: approx. 100 Sq. meters (1075 Sq. feet)  
For illustration purposes only - not to scale  
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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.

# BUTLER & STAG

☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ [bow@butlerandstag.com](mailto:bow@butlerandstag.com)

[www.butlerandstag.uk](http://www.butlerandstag.uk)