



Medway Road, London, E3

BUTLER & STAG





## **\*NO SHARERS - FAMILIES AND COUPLES ONLY\***

**A charming three-bedroom Victorian town house set on a peaceful tree lined road in a fantastic location close to Victoria Park.**



- Three bedroom Town House
- One W.C/Utility Room
- Lots of Natural Light
- Fantastic Condition
- NO SHARERS
- One Bathroom
- Open Plan Layout
- South West Facing Garden
- Original Period Features
- FAMILIES & COUPLES ONLY

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This duplex town house benefits from a blend of period features and contemporary touches. The double reception area on the ground floor has bay sash windows and shutters, wooden floors, a fireplace that flows into a dining area. The kitchen is dual aspect, finished to a high standard and boasts lots of storage, tiled floor, fully integrated appliances, a second dining area, a skylight and double glazed bi-folding doors that open onto the garden. The garden is spacious and Southwest facing meaning it will be bathed in light regardless of the time of day. The garden is also accessible via the Reception/Dining room via a side door. There is a separate utility room with a W.C. and extra storage.

A central staircase takes you to the first floor that consists of a large hallway with carpeted floors, three double bedrooms, two of which feature wooden floors and one is carpeted. The master bedroom overlooks the entrance and is of a generous size with sash windows. All three rooms have access to a modern, three-piece family bathroom.

Medway Road is perfectly located for excellent transport links which include Mile End and Bow Road Underground Stations, Bow Church DLR as well as various bus routes allowing for swift and direct access to the City and West End, all of which are within a short walk. As well as the green open spaces of Victoria Park, the renowned market of Roman Road are within a stone's throw away. A plethora of eateries, shops and amenities are also nearby. Further East is Hackney Wick which offers the perfect opportunity for dining and evenings along the River Lee.









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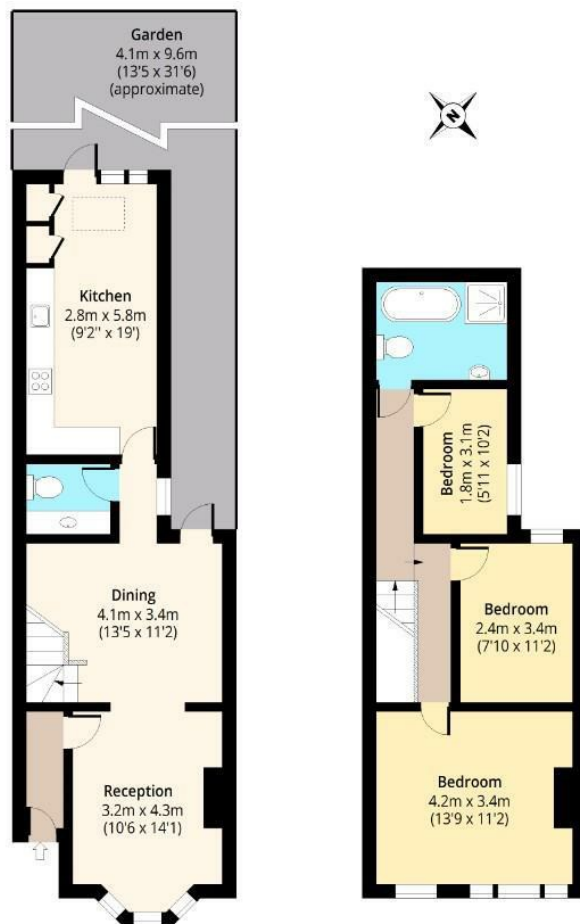


### Ground Floor

Approx. 51.86 Sq. meters (558 Sq. feet)

### First Floor

Approx. 46.34 Sq. meters (499 Sq. feet)



Total area: approx. 98.20 Sq. meters (1057 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)