



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

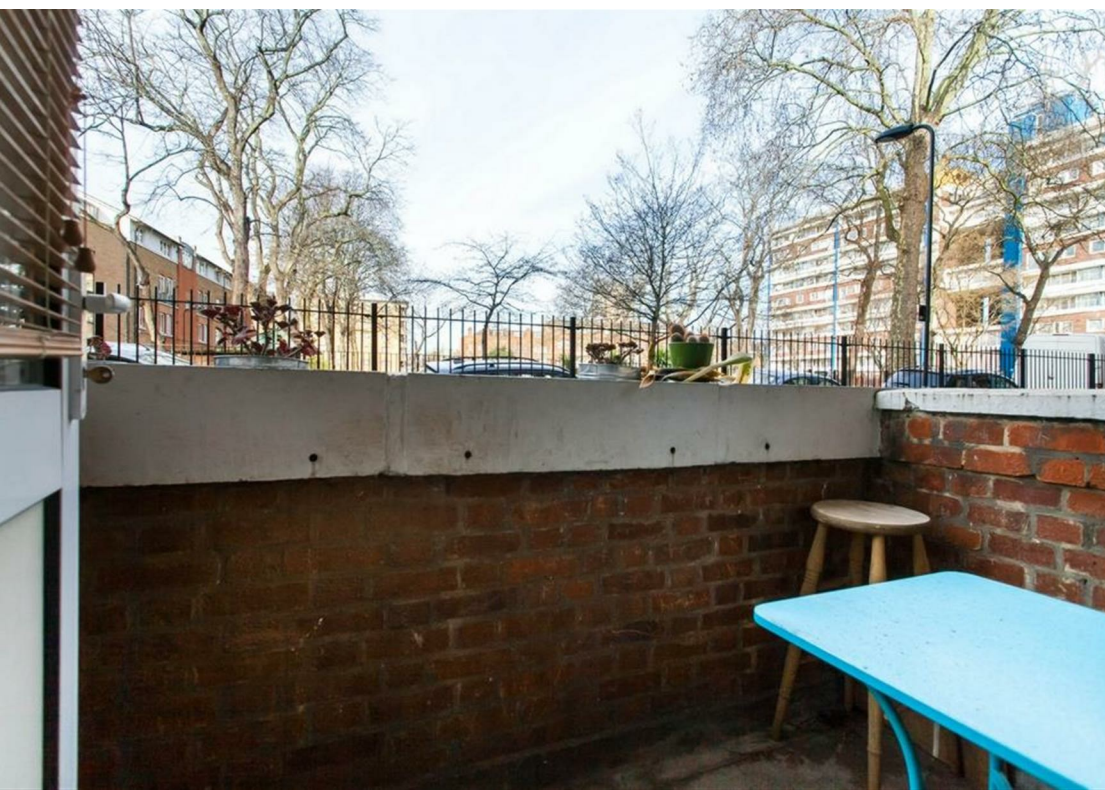
- Iconic Mare Street A Moments Walk Away
- 486 Sq/Ft Internal Living Space
- Communal Gardens
- Award Winning London Fields Close By
- West Facing Balcony
- Double Glazed Windows
- Separate Kitchen
- Chain Free

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.





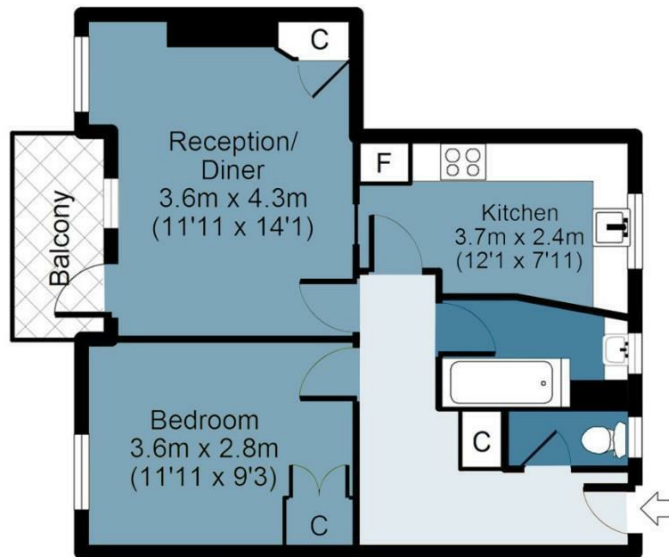
Capel House

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

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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.
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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

www.butlerandstag.uk