St. Stephens Road, London, E3

BUTLER & STAG

Price Guide £500,000 - £550,000

Excellent three-bedroom split level garden maisonette measuring over 950 sq/ft of internal living space just a moments walk to the social hub of Roman Road and the gates of Victoria Park.

Leasehold

- West Facing Garden
- Over 950 Sq/ft Of Living Space
- Kitchen / Dining Area
- Historical Roman Road Market Close By
- Chain Free
- Duplex Garden Maisonette
- Down Stairs Toilet
- Victoria Park on Your Door Step
- Three Bedrooms

Arranged over the ground and first floor the property comprises a large living room with doors opening to the private West facing rear garden, eat-in kitchen which is partially open-plan to the living room, whilst there is also a cloakroom on the ground floor. Upstairs there are two double bedrooms, a smaller third bedroom and the main bathroom which boasts a bath and wall-mounted shower.

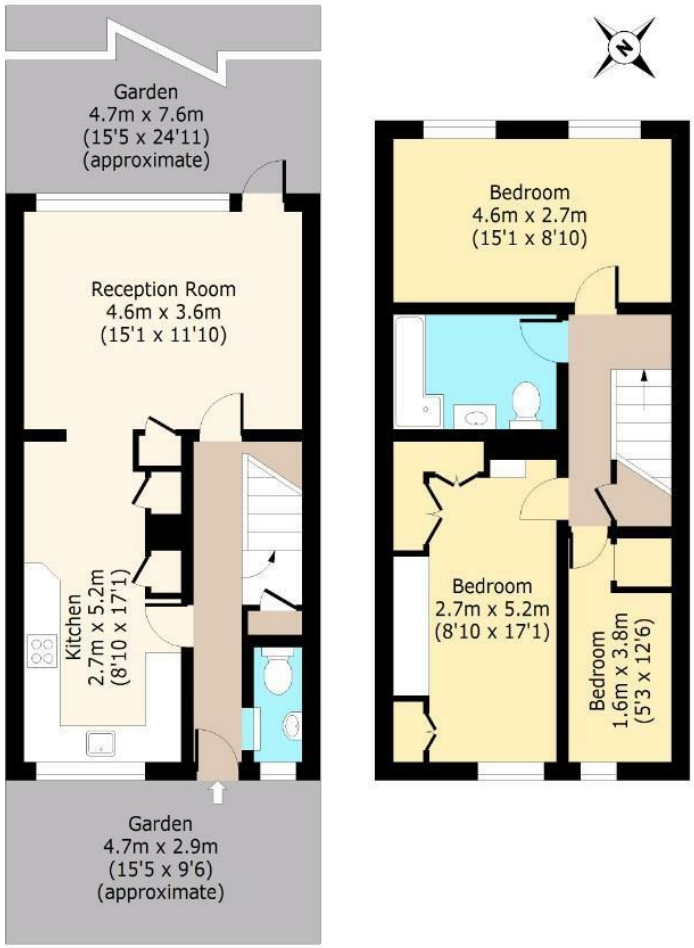
St Stephens Road is within easy reach of the scenic green spaces of Victoria Park, the Hertford Union Canal which is a hot bed for cyclists and joggers along its toe path and the amenities of Roman Road. Multiple transport links are easily accessible including bus routes from Roman Road, whilst Mile End/Bow Road (Central, District and Hammersmith & City) and Bow Church DLR both offer swift and direct access to Canary Wharf, The City and West End.

*LEASEHOLD
*LEASE LENGTH - 88 YEARS
*SERVICE CHARGE - £1,200 p/year
*GROUND RENT - £10.00 p/year
*COUNCIL TAX - BAND C

St Stephens Road, E3

Ground Floor
Approx. 41.9 Sq. meters (451 Sq. feet)

First Floor
Approx. 47.4 Sq. meters (510 Sq. feet)



Total area: approx. 89.3 Sq. meters (961 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com

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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