



Grove Road, London, E3

BUTLER & STAG



Nestled in the vibrant neighborhood of Bow, London, this meticulously maintained duplex flat presents a harmonious blend of modern comfort and urban convenience. Situated in proximity to the picturesque Victoria Park, this residence offers not only a serene living environment but also easy access to a plethora of amenities.



Leasehold

- West Facing Private Garden
- Duplex Apartment
- Close Proximity to Victoria Park
- Mile End Tube A Moments Walk Away
- Stylish Kitchen
- Three Bedrooms
- Historic Roman Road Market
- Newly Extended Lease

Spacious Layout: Boasting three well-proportioned bedrooms, this duplex flat offers ample space for comfortable living. The intelligently designed layout ensures functionality while maximizing the utilization of space.

Impeccable Interior Design: Step inside to discover a tastefully decorated interior characterized by contemporary finishes and an abundance of natural light. The neutral color palette enhances the sense of space and creates a welcoming ambiance throughout.

Private Garden Oasis: Escape the hustle and bustle of city life and retreat to your own private sanctuary. The expansive garden provides a serene outdoor space ideal for relaxation, al fresco dining, or entertaining guests.

Convenient Location: Ideally positioned close to Victoria Park, residents can enjoy easy access to lush greenery, recreational facilities, and scenic walking trails. Additionally, the vibrant neighborhood offers a diverse array of dining options, trendy cafes, and boutique shops, ensuring there is always something new to explore.

Transport Links: Commuting is effortless with excellent transport links nearby, including Bow Road Underground Station and Bow Church DLR Station, providing swift connections to Central London and beyond.

Community Atmosphere: Living in Bow offers the best of both worlds – the tranquility of suburban life coupled with the vibrancy of urban living. Residents can immerse themselves in a close-knit community while still enjoying the myriad cultural and entertainment offerings of the city.





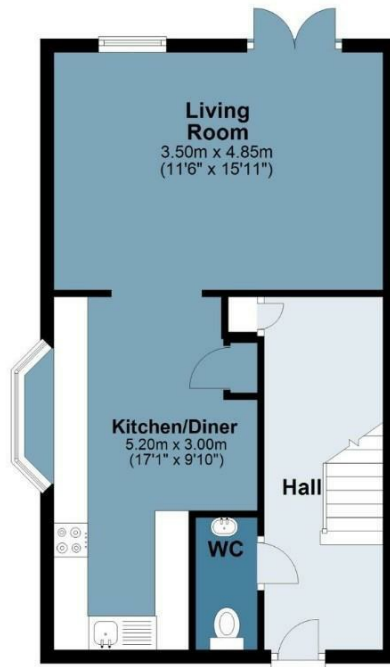
Ivanhoe House

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Approx. Gross Internal Area 85.3 sq. metres (918.3 sq. feet)

Ground Floor

Approx. 42.9 sq. metres (462.2 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.1 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.

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