



Sheffield Square, Bow, E3

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Guide Price £450,000 - £475,000
This immaculately presented three-bedroom split level garden maisonette measures over 960 sq/ft of internal living space and is just a moments walk to the social hub of Roman Road and the gates of Victoria Park.



Leasehold

- Duplex Maisonette
- Own Front Door
- Garden
- Over 960 Sq/ft Living Space
- Close To the Historic Roam Road Market
- A Moments Walk to Bow Road Tube Station

Arranged over the ground and first floor the property comprises a large (full width of the property) living room with sliding doors opening to a south facing gardening space, kitchen/dining space, whilst there is also a cloakroom on the ground floor. Upstairs there are two double bedrooms, a smaller third bedroom and a fully tiled bathroom.

Sheffield Square 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 tow path and the amenities of Roman Road. Multiple transport links are easily accessible including bus routes from Mile End Road, whilst Mile End/Bow Road (Central, District and Hammersmith & City) and Bow Church DLR all offer swift and direct access to Canary Wharf, The City and West End.



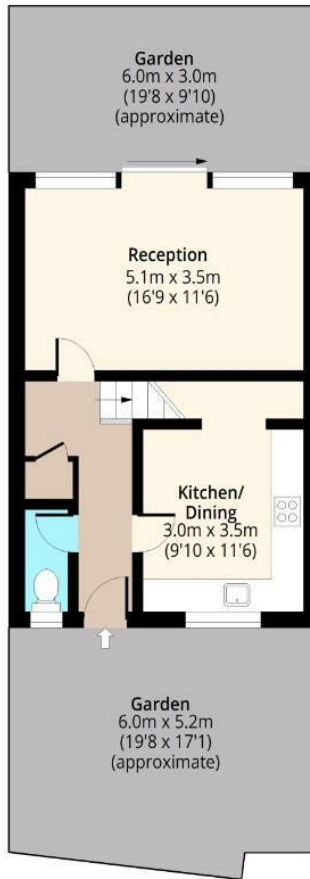


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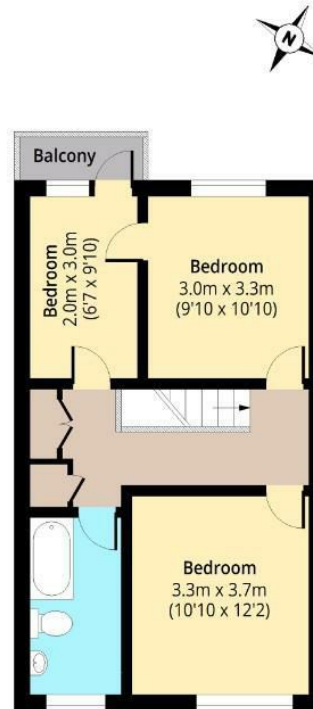
Ground Floor

Approx. 41.06 Sq. meters (442 Sq. feet)



First Floor

Approx. 468.40 Sq. meters (521 Sq. feet)



Total area: approx. 89.46 Sq. meters (963 Sq. feet) (Excluding Balcony)

Total area: approx. 91.32 Sq. meters (983 Sq. feet) (Including Balcony)

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.

BUTLER & STAG

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