



**BUTLER & STAG**

Arrow Road | Bow  
| E3



*\*Physical Viewings Being Accepted\* \*Virtual Tour Available\**

*An enchanting freehold three-bedroom Victorian house set on a peaceful tree lined closed-end road.*

- *Three Bedrooms* • *Private Garden* • *Victorian Freehold House* • *Beautifully Presented* • *Abundance Of Period Features* • *Close To Queen Elizabeth Olympic Park*

*Offers In Excess Of £735,000 | Freehold*

A complete open plan and stunning south facing dual aspect reception/entertaining space with doors leading to the garden occupies the ground floor, along with a spacious storage facility and further under stairs storage. The generous reception area then flows to an open plan kitchen/diner that leads to a private garden that encompasses a storage unit. Stairs take you to the first floor that is flooded with light and consists of a large hallway with a unique original fireplace feature, large shelving unit, ceiling lightwell, clever floor lightwells for allowing light into the kitchen/diner, two double bedrooms (one with built in wardrobes and loft access, other with original Victorian cupboard), single bedroom, and master bathroom with a lightwell.

The property benefits from an abundance and blend of period features and quirky touches that include, original fireplace's, log burner with exposed brick surround, corncing, original balustrade, original internal Victorian doors, original Victorian floors, 2nd original Victorian cupboard, original Victorian kitchen stove with full length chimney breast, ceramic sink, new double glazed sash windows, high ceilings, underfloor heating in bathroom, and new roof.

Arrow Road is perfectly located for excellent transport links which include Bromley-by Bow 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 the Queen Elizabeth Olympic Park, the renowned River Lea offering idyllic cycle paths and riverside walks are within a stone's throw away. A plethora of eateries, shops and amenities are also nearby.

3D Virtual Tour - This property has a fully immersive walk through. Butler & Stag is delighted to offer Virtual Viewings to all our residential clients. This innovative 3D property technology allows prospective buyers or tenants to immerse themselves with a virtual walk through of each of our properties 24 hours a day, 7 days a week, whilst in the comfort of their home, work or wherever they may be. Like what you see? Please contact us for more information and to arrange a physical viewing.





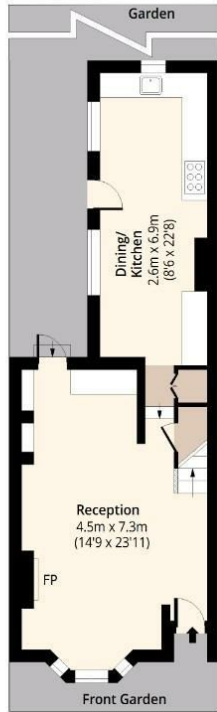




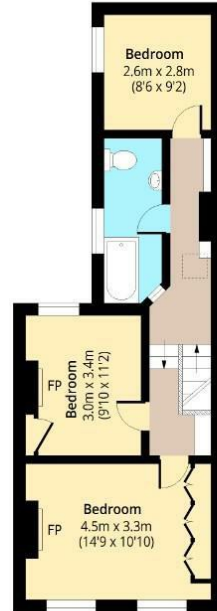
## Arrow Road, E3



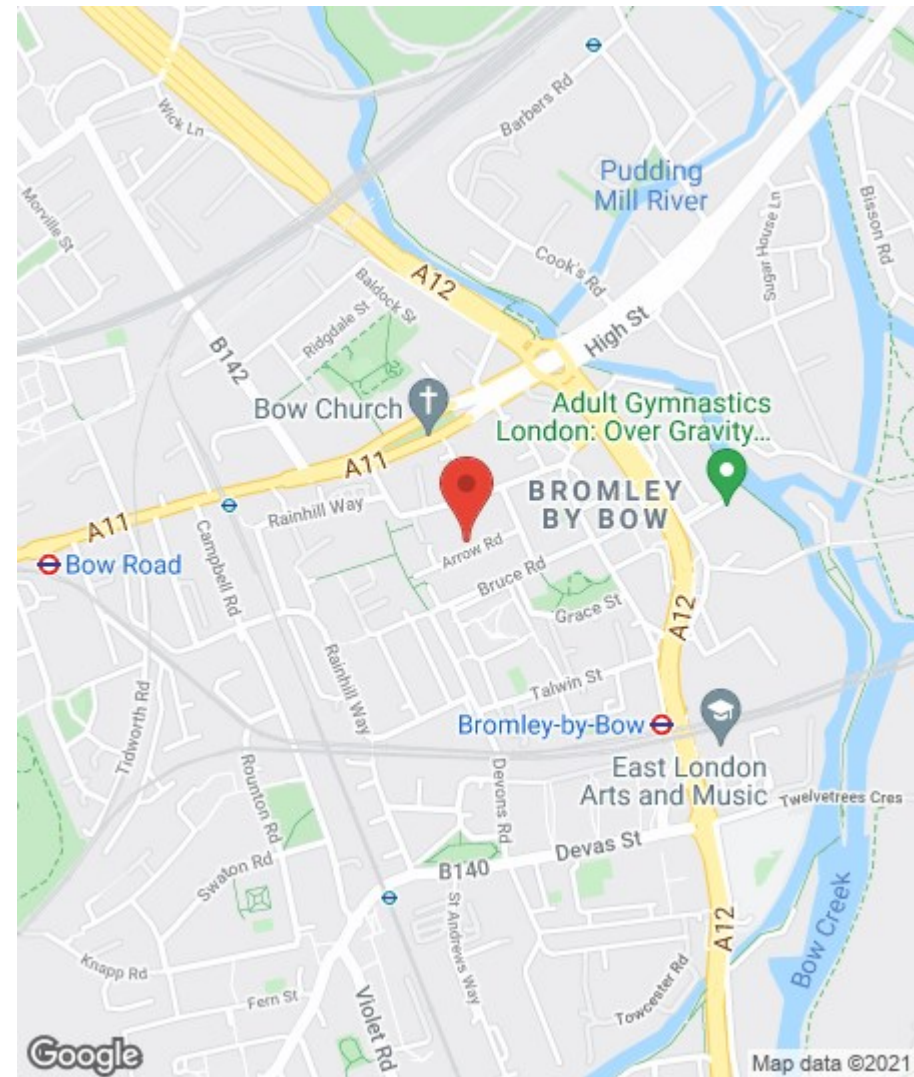
**Ground Floor**  
Approx. 49.33 Sq. meters (531 Sq. feet)



**First Floor**  
Approx. 50.07 Sq. meters (539 Sq. feet)



Total area: approx. 1070 Sq. meters (99.40 Sq. feet)  
For illustration purposes only - not to scale  
[www.lpaplus.com](http://www.lpaplus.com)



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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	