



Viking Close, London, E3

BUTLER & STAG





**Price Guide £400,000 - £425,000**  
**Nestled within the heart of the Medway Conservation Area, this delightful 2-bedroom, first floor maisonette in Viking Close, Bow E3 offers a perfect blend of modern living and urban convenience. Set in a peaceful, residential enclave, the property enjoys the tranquil ambiance of a conservation area while being just moments away from Mile End Tube Station and the award winning Victoria Park.**



## Leasehold

- Top Floor Maisonette
- Medway Conservation Area
- Own Front Door
- Chain Free
- Conservative Service Charge
- Two Bedrooms
- Double Glazed Windows
- Great Storage Space
- Mile End Tube Station Close By
- Resident Parking

Both bedrooms are well-lit with the principle bedroom offering ample space for a double bed, wardrobes, and additional furniture, making it ideal for couples.

The spacious living room provides a welcoming environment, perfect for relaxation and entertaining, with large windows allowing plenty of natural light.

The contemporary kitchen is equipped with shaker style cabinetry, and ample counter space for meal preparation.

A well-maintained bathroom suite with a bathtub and shower, offering a comfortable space for unwinding after a long day.

Viking Close is ideally located with easy access to Mile End (Central, District, and Hammersmith & City lines) and Bow Road (District and Hammersmith & City lines) underground stations, providing direct links to the City, Canary Wharf, and Central London. Bow Church DLR is also nearby, further enhancing connectivity.

Medway Conservation Area: A highly sought-after location, the Medway Conservation Area is known for its charming Victorian streets, lush green spaces, and proximity to the Regent's Canal and Victoria Park, offering peaceful walks and cycling routes.

The property is within walking distance of local shops, cafes, restaurants, and markets, including the renowned Roman Road Market, which offers a variety of fresh produce, street food, and artisanal goods. Additionally, nearby Westfield Stratford provides a broader range of retail and leisure options.



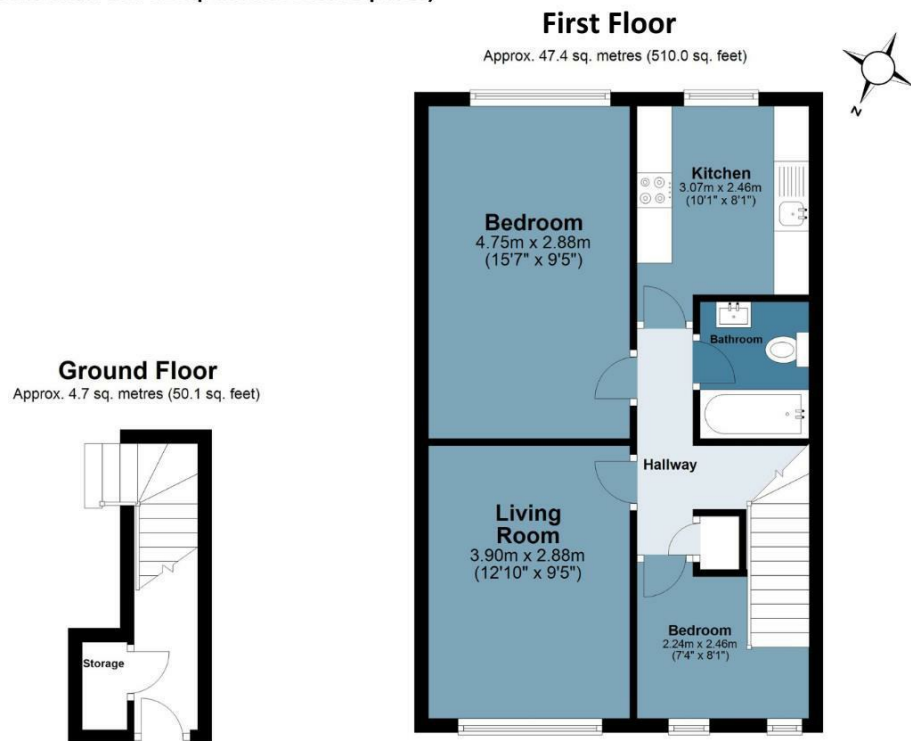




## Viking Close

Approx. Gross Internal Area 52 sq. metres 560.1 sq. feet)

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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**

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