



Rutland Road, London, E9

BUTLER  STAG



Guide Price - £450,000 to £475,000

Discover this delightful two-bedroom dual-aspect ex-local authority flat, perfectly situated on the sought-after Rutland Road in the heart of Victoria Park Village. Offering a prime location and spacious interiors, this property is an ideal home for families, professionals, or investors.



Leasehold

- Two Double Bedrooms
- Victoria Park Village Location
- Lauriston School & Mossbourne Academy Catchment
- Minutes Walk To Victoria Park
- Close To Amenities
- Duel Aspect
- Ample Storage Throughout
- EWS1 Compliant

Key Features:

Bright Dual-Aspect Layout: The flat benefits from excellent natural light throughout, with windows on multiple sides creating a welcoming and airy atmosphere.

Two Generous Bedrooms: Well-proportioned rooms offering ample space for relaxation and storage.

Ideal Location: Just a short stroll from the stunning open spaces of Victoria Park and the vibrant amenities of Victoria Park Village, including boutique shops, cafes, and restaurants.

Lauriston School & Mossbourne Academy Catchment: Perfect for families, as it falls within the catchment area of the highly regarded Lauriston Primary School & Mossbourne Academy.

Excellent Transport Links: Conveniently close to public transport, offering easy access to the City and beyond.

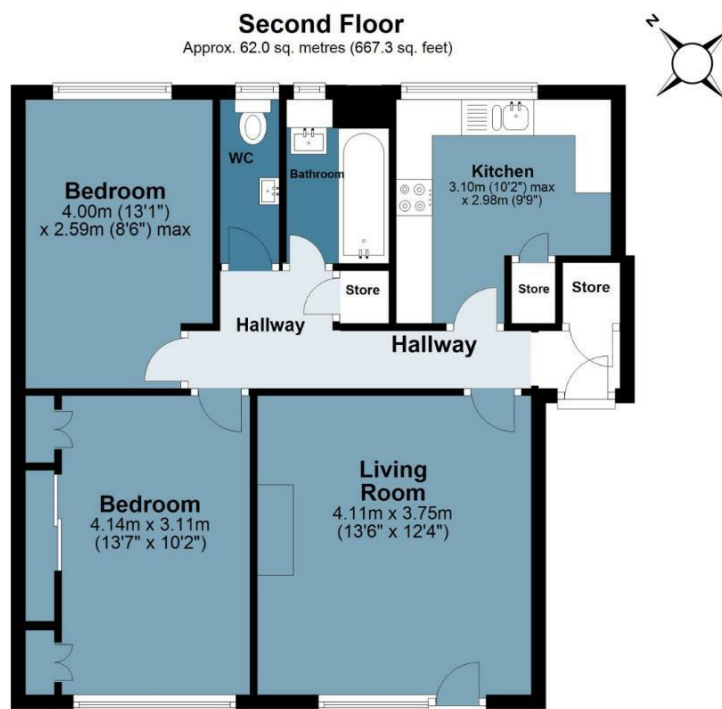
This charming flat presents an excellent opportunity to enjoy the best of East London living. Don't miss your chance to view—contact us today!



Parkside

Approx. Gross Internal Area 62 sq. metres (667.3 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.

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☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ bow@butlerandstag.com

www.butlerandstag.uk