



Tredegar Road, London, E3

BUTLER & STAG



**Guide Price £500,000 - £550,000**  
Occupying a highly sought-after corner position in a low-rise development, this two-bedroom garden maisonette offers an easy flow between light-filled living space and a wrap-around, south-facing garden — an exceptional outdoor extension to city living. Situated in close proximity to the picturesque Victoria Park and Mile End Park this residence offers not only a serene living environment but also easy access to a plethora of amenities.



## Leasehold

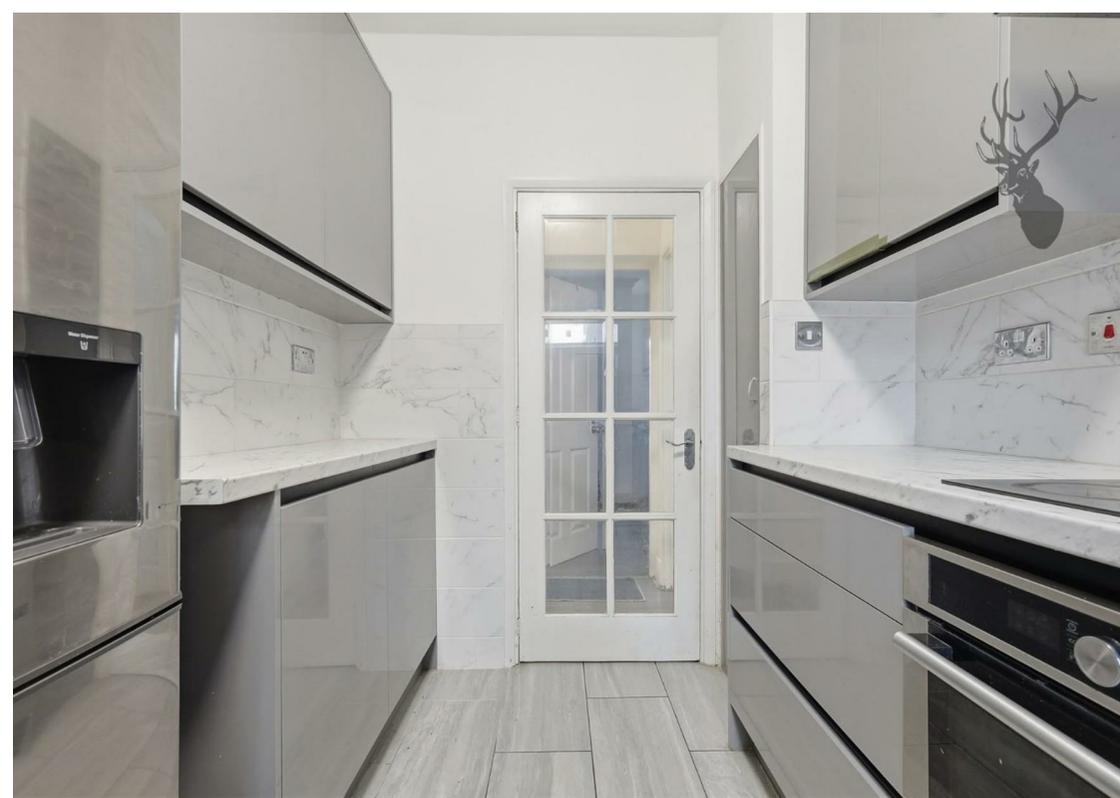
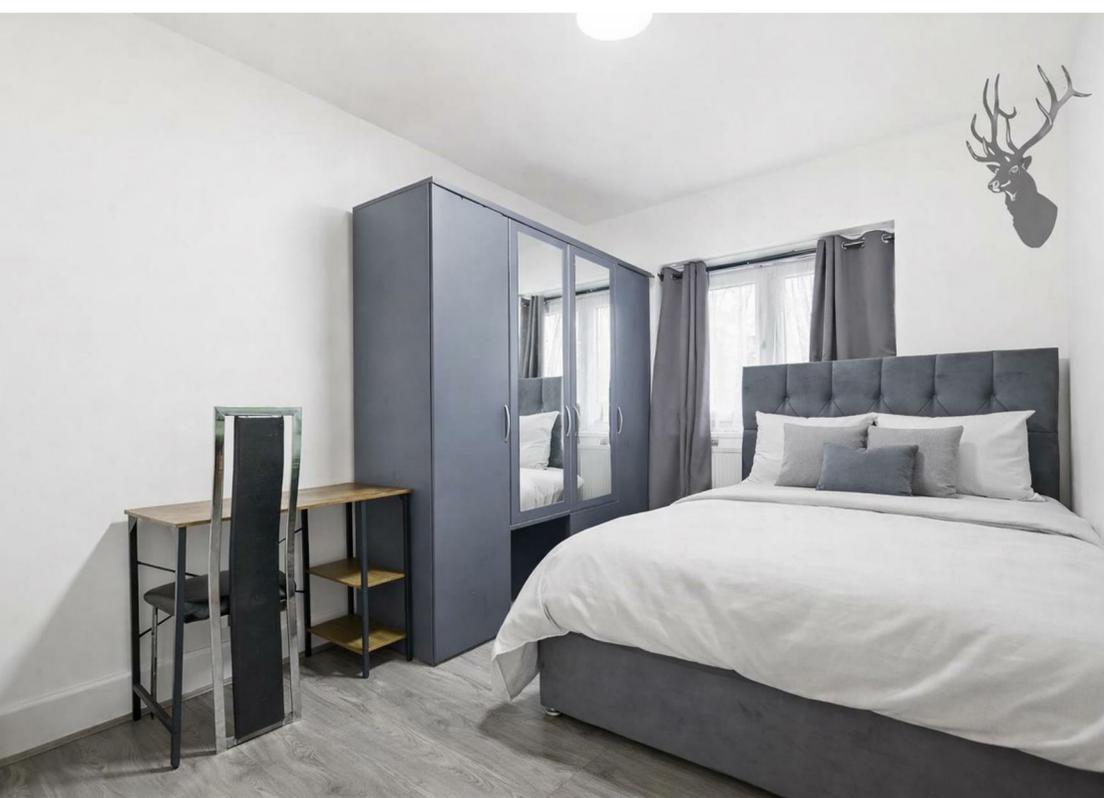
- Ground Floor Garden Maisonette
- Two Bedrooms
- Bathroom
- Corner Plot With Wrap Around South/West Facing Garden
- Quiet Residential Setting Yet Within Easy Reach Of Local Amenities
- Separate Kitchen

Featuring a modern and well finished kitchen, complete with floor tiles, handleless flat fronted facias, sleek work surfaces and integrated appliances. A separate reception room provides a warm and inviting living space, with direct access to a 180-degree south/west-facing aspect garden. The garden is a true highlight, perfect for al fresco dining, relaxing, or gardening enthusiasts. With its generous layout and sought-after positioning, this maisonette combines the comfort of a well positioned home with the unique appeal of private outdoor living.

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.

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





## Barford House

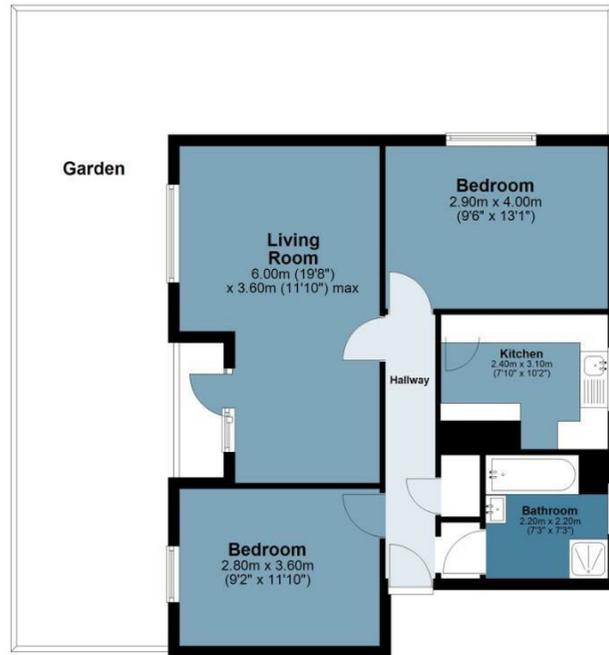
Approx. Gross Internal Area 61.1 Sq M ( 657.1 Sq Ft )

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### Ground Floor

Approx. 61.1 sq. metres (657.1 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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