



Schoolbell Mews, London, E3

BUTLER & STAG





**Situated in this School conversion is this two bed refurbished light and spacious apartment located in a vibrant area of Bow and available from 14th January 2023.**



- Two Bedroom
- School Conversion
- Available 14th January
- Council Tax Band C
- Refurbished
- Modern Décor
- Excellent Transport Links
- Split Level

Located in a period school conversion is this impressive two bed room apartment, the property has high ceilings with complimentary floor to ceiling windows giving light and space throughout, having been recently refurbish it is of a high standard with a modern fitted kitchen and bathroom.

Arbery Road is perfectly located for excellent transport links which include Mile End and Bow Road Underground Stations, Cambridge Heath Underground Station all of which are within a short walk, as well as various bus routes allowing for swift and direct access to the City and West End. In addition to the green open spaces of Victoria Park, the Regent's Canal offers idyllic cycle paths and riverside walks. The renowned market of Roman Road (due to undergo regeneration) is also within a stone's throw away. A plethora of eateries, shops and amenities are also nearby.



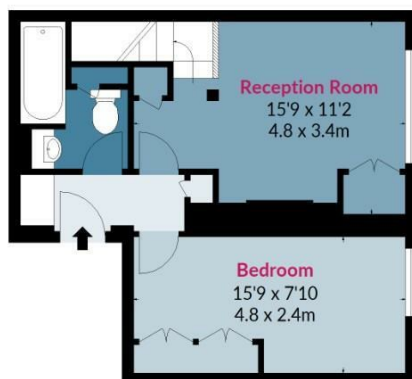




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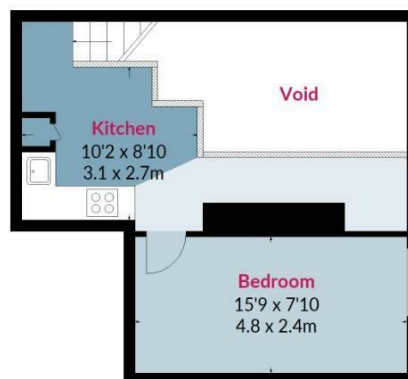
Approx. Gross Internal Area 683 Sq Ft - 63.45 Sq M

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### First Floor

Floor Area 399 Sq Ft - 37.07 Sq M



### Second Floor

Floor Area 284 Sq Ft - 26.38 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 24/11/2022

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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