Pulteney Close, London, E3

BUTLER & STAG

Open Day - Saturday 21st June 2025
Located on this quiet residential enclave and being just moments from the main gates of the Award Winning Victoria Park is this well presented, duplex, three bedroom garden maisonette.

Leasehold

- Duplex Garden Maisonette
- Front and Rear Garden
- Down Stairs Toilet
- Separate Walk In Dressing Room
- Three Bedrooms
- Separate Kitchen/Diner
- 1048 Sq/Ft Internal Living Space
- Resident Parking Permit Available

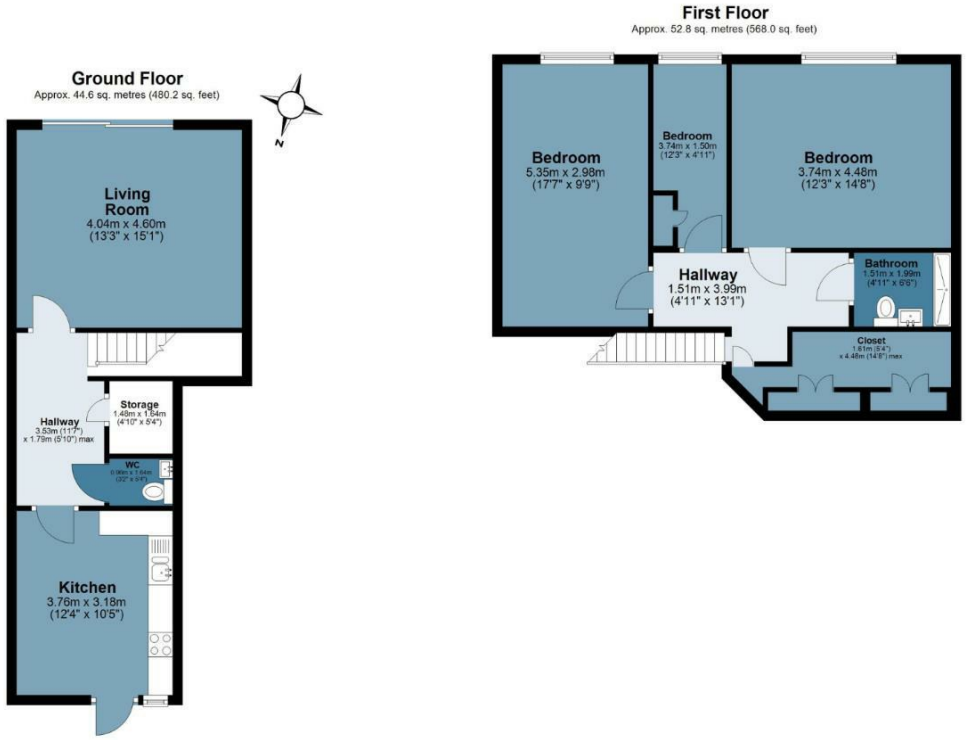
Set behind a large front garden, the front door opens directly onto a fully integrated kitchen/diner, with modern amenities and plenty of personal touches creating a warm, welcoming feeling. There is also the added benefit of a utility room. Leading to the back half of the property dividing the kitchen/diner and the main reception room is a smart downstairs toilet. The lavishly sized reception room boasts full width of the property and is a bright and airy space due to high ceilings and full width/height doors that expand out to a secluded Garden that measures in at approx 43 ft. Upstairs boasts three generous sized bedrooms, a main bathroom and plenty of storage solutions and the added benefit of a separate walk in dressing area.

Pulteney Close is a Low Rise Development bordering the award winning Victoria Park, one of east London's most spacious alfresco-eating spots, with two lakes, a boating pond, playgrounds, and a scattering of other Instagram-worthy delights. Excellent transport links are nearby, including several bus routes into the City, whilst Bethnal Green underground and Mile End (Central, District and Hammersmith & City) are just about equidistant from the property.

Pulteney Close

Approx. Gross Internal Area 97.4 sq. metres (1048.2 sq. feet)

BUTLER & STAG



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

© @modephotouk www.modephoto.co.uk

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

020 8102 1236

508 Roman Road, Bow, London, E3 5LU

bow@butlerandstag.com

www.butlerandstag.uk