



, London, E3

BUTLER & STAG





**Guide Price - £375,000 - £400,000**  
**Welcome to this bright and generously proportioned three-bedroom split-level ex-local authority flat, perfectly positioned on the ever-popular Candy Street in Bow, E3. Offering over 740sq ft of living space, this property benefits from a private balcony, ample natural light, and a superb location close to Victoria Park and excellent transport links. Ideal for first-time buyers, investors, or anyone seeking a home to put their own stamp on.**



## Leasehold

- Three Double Bedrooms
- En-Suite To The Master
- Next Door To Victoria Park
- Close To Amenties
- Private Balcony
- Duplex Apartment
- Chain Free
- Parking Space

The flat is set across two floors, offering a well-thought-out layout that maximizes both living and sleeping areas. The bright reception room opens onto a private balcony, ideal for relaxing or entertaining. The kitchen is spacious enough to accommodate a dining table, perfect for families or sharers. Upstairs, you'll find three comfortable bedrooms and a bathroom, with an additional ensuite to the master.

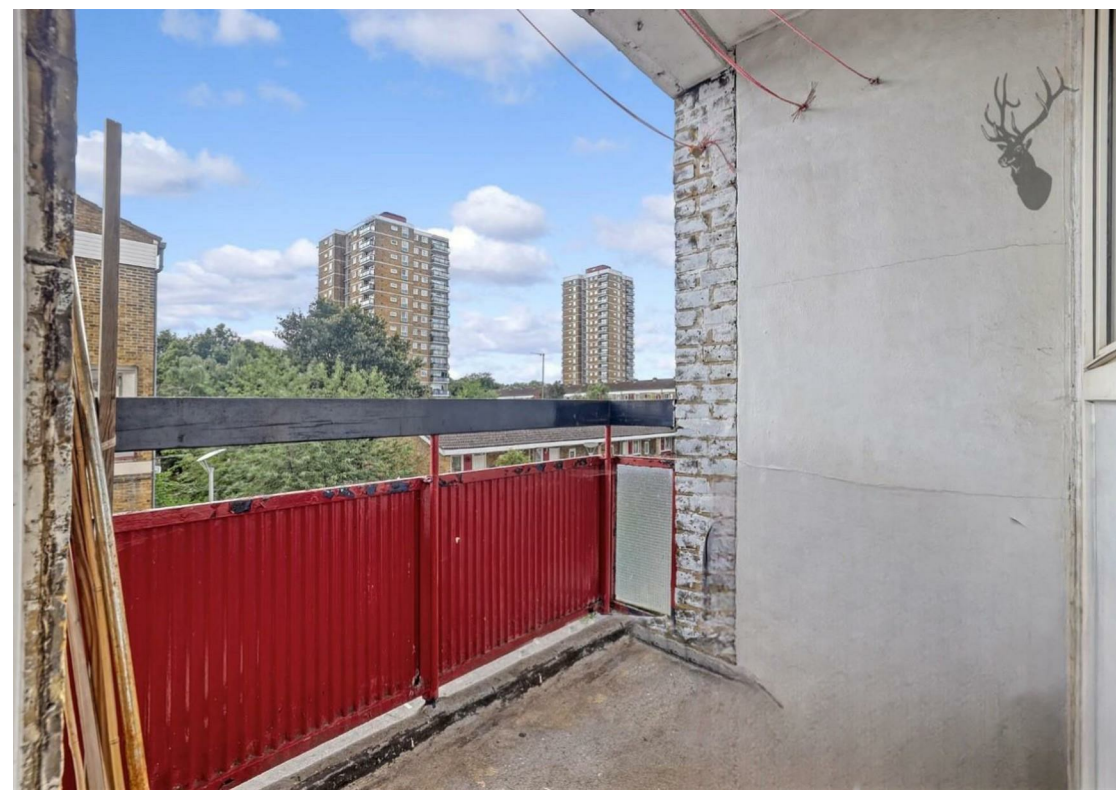
Location: Candy Street enjoys a fantastic location just a short stroll from the wide-open green spaces of Victoria Park and the Regent's Canal. The area offers a vibrant mix of independent cafes, pubs, and shops, with Roman Road Market nearby for your daily needs.

Transport links are excellent, with Bow Road (District and Hammersmith & City lines) and Bow Church (DLR) stations nearby, providing easy access to Canary Wharf, Stratford, and The City. There are also multiple bus routes and cycle paths connecting you to surrounding areas.

Summary: This is a great opportunity to purchase a spacious, chain-free flat with huge potential in a prime East London location. With outdoor space, flexible living arrangements, and proximity to one of London's most beautiful parks, this home ticks all the boxes for comfortable urban living.









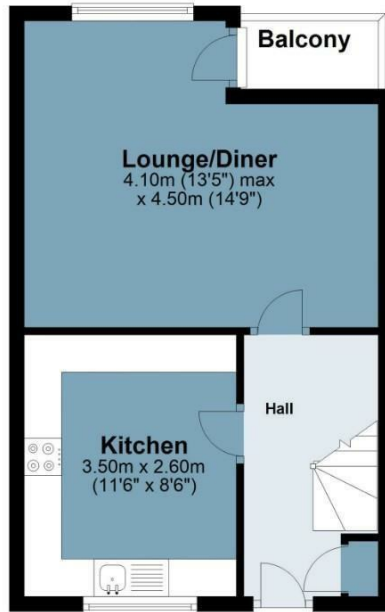
## Candy Street

Approx. Gross Internal Area 69.5 Sq M ( 747.7 Sq Ft )

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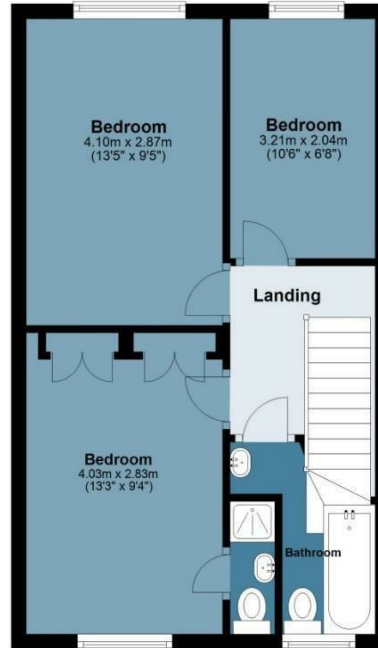
### First Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



### Second Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



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.

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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