



Ollerton Green, London, E3

BUTLER & STAG





# Spacious three bedroom maisonette arranged over the second and third floor of this development on the south-eastern border of Victoria Park.



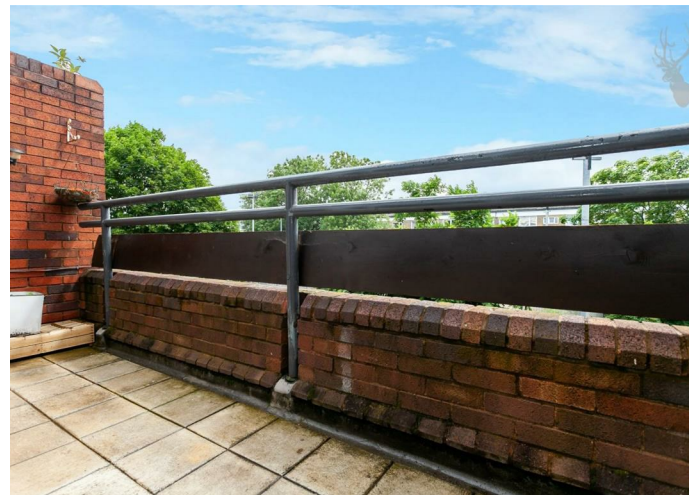
## Leasehold

- Three Double Bedrooms
- South Facing Private Balcony
- Recently Refurbished
- Brand New Mattresses
- One Bathroom
- Furnished Apartment
- Fast Broadband
- Moments From Victoria Park
- Multiple Storage Cupboards
- One Downstairs Toilet

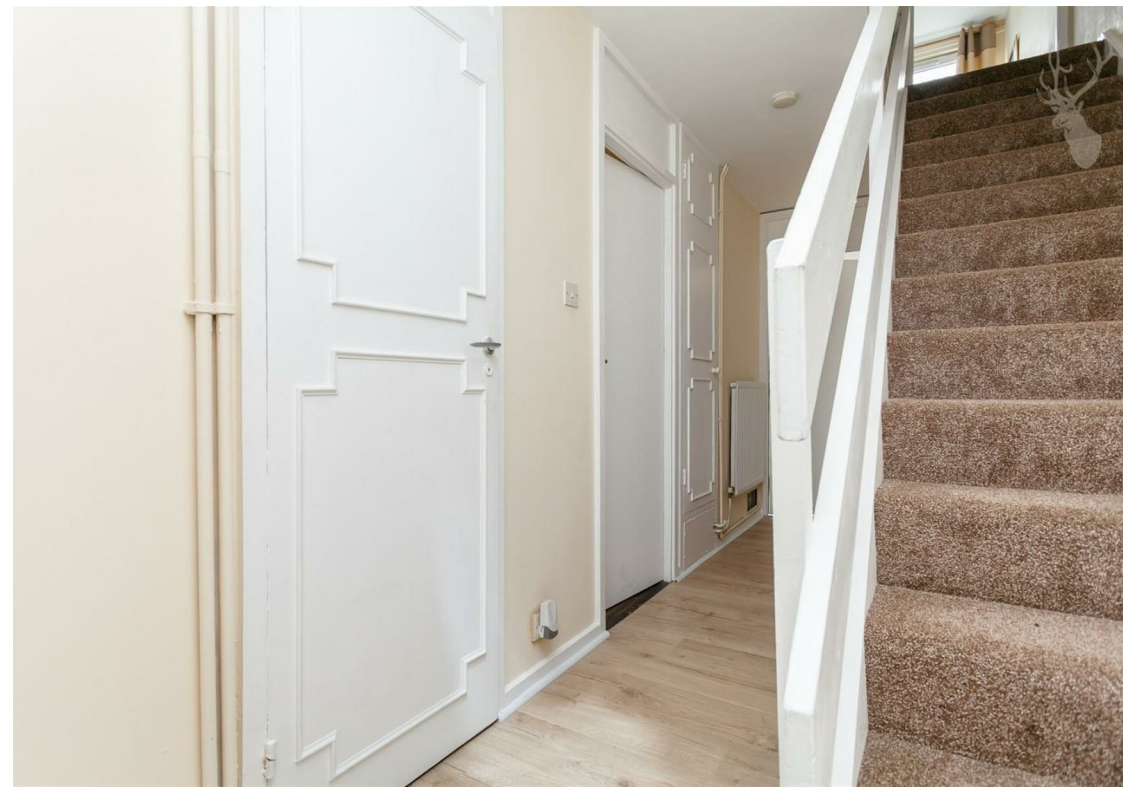
Presented in good decorative condition throughout, second floor accommodation includes a good size living room with glazed sliding doors which open to the south-facing private balcony. There is a separate eat-in kitchen, storage and a cloakroom with one toilet on this floor. Upstairs there are three double bedrooms and the main bathroom.

Ollerton Green is well placed on the border of Victoria Park great for walkers and runners, whilst cyclists have easy access to the canal tow paths. Numerous transport links can be easily accessed, including Bow Road (District and Hammersmith & City) and Bow Church DLR, whilst Stratford International, Bethnal Green underground and bus routes are also easily accessible.

Roman Road Market is in close proximity, whilst the trendy pubs and restaurants of Hackney Wick are all within striking distance.





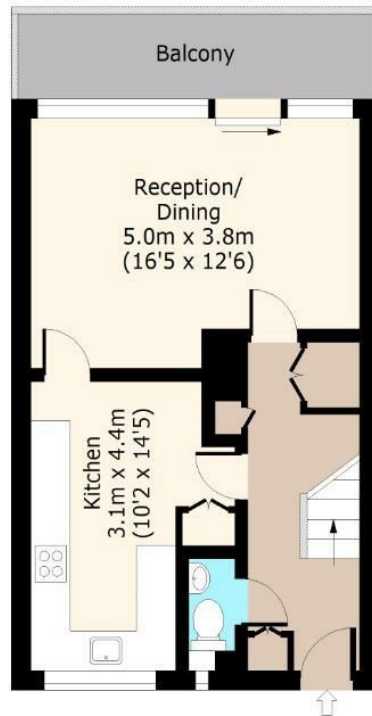


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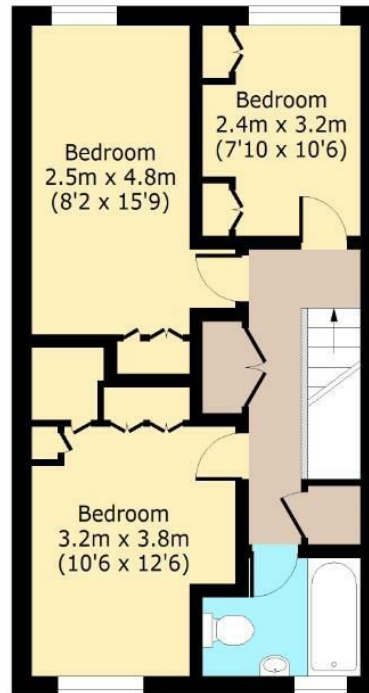
### Second Floor

Approx. 42 Sq. meters (452 Sq. feet)



### Third Floor

Approx. 50 Sq. meters (538 Sq. feet)



Total area: approx. 91.9 Sq. meters (990 Sq. feet) (Excluding Balcony)

Total area: approx. 98.9 Sq. meters (1065 Sq. feet) (Including Balcony)

For illustration purposes only - not to scale

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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.

# BUTLER & STAG

☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ [bow@butlerandstag.com](mailto:bow@butlerandstag.com)

[www.butlerandstag.uk](http://www.butlerandstag.uk)