



Hitchin Square, London, E3

BUTLER & STAG



**Guide Price £550,000 - £600,000**  
**Set within the popular Hitchin Square, this spacious four-bedroom garden maisonette offers over 1,000 Sq/Ft of internal living space and presents an excellent opportunity for buyers seeking a property they can modernise and add value to.**



## Leasehold

- Four-Bedroom Garden Maisonette
- Front and Rear Garden
- Separate Kitchen
- Excellent Modernisation Opportunity
- Well Located For Amenities
- 1048 Sq/Ft Of Internal Living Space
- Spacious Reception Room
- Arranged Over Two Levels
- Potential To Add Value
- Chain Free

Arranged over two levels, the property provides well-proportioned accommodation throughout. The ground floor comprises a generous reception room with direct access to the private west facing garden, a separate kitchen/diner, and additional storage space. The layout offers strong potential for reconfiguration to create a modern open-plan living environment.

Upstairs, the property benefits from four bedrooms, providing flexible accommodation for families, home working, or guest rooms, along with a family bathroom. The overall footprint and room sizes make it ideal for refurbishment and personalisation.

Externally, the maisonette enjoys both a front and rear garden, offering valuable outdoor space with potential for landscaping.

Hitchin Square is well located for local amenities, green spaces, and convenient transport links.

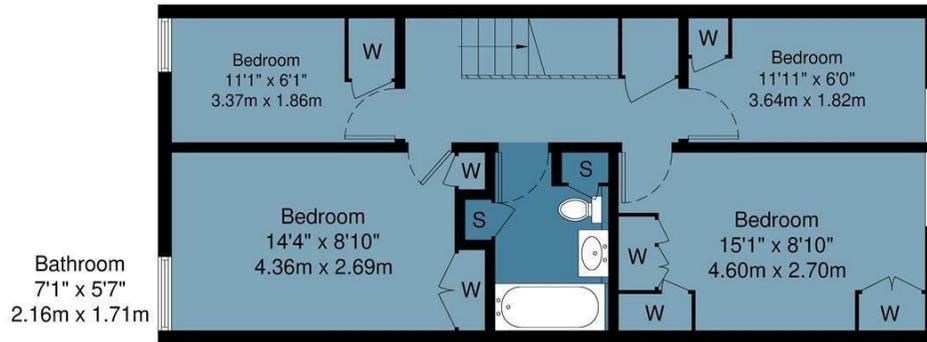




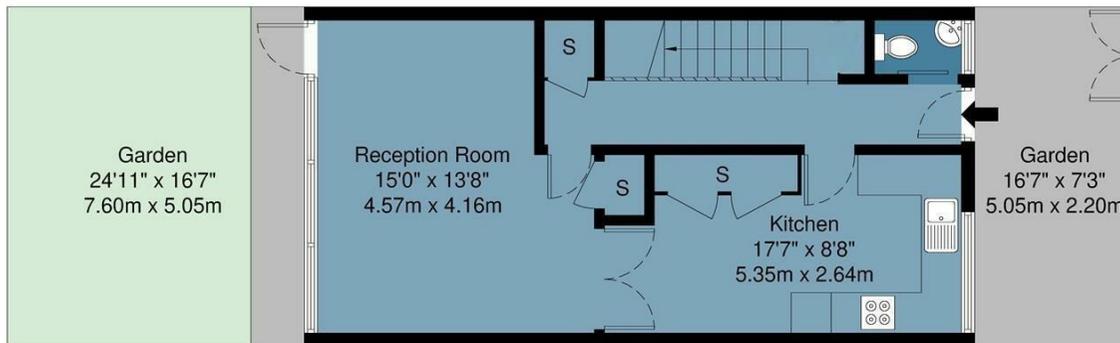
## Hitchin Square, E3

Approx Gross Internal Area : 97.4 sq m / 1048 sq ft

**BUTLER & STAG**



First Floor



Ground Floor

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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