



Grove Road, London, E3

BUTLER & STAG





**Nestled in the vibrant neighborhood of Bow, London, this meticulously maintained duplex flat presents a harmonious blend of modern comfort and urban convenience. Situated in proximity to the picturesque Victoria Park, this residence offers not only a serene living environment but also easy access to a plethora of amenities.**



## Leasehold

- West Facing Private Garden
- Duplex Apartment
- Close Proximity to Victoria Park
- Mile End Tube A Moments Walk Away
- Stylish Kitchen
- Three Bedrooms
- Historic Roman Road Market
- Newly Extended Lease

**Spacious Layout:** Boasting three well-proportioned bedrooms, this duplex flat offers ample space for comfortable living. The intelligently designed layout ensures functionality while maximizing the utilization of space.

**Impeccable Interior Design:** Step inside to discover a tastefully decorated interior characterized by contemporary finishes and an abundance of natural light. The neutral color palette enhances the sense of space and creates a welcoming ambiance throughout.

**Private Garden Oasis:** Escape the hustle and bustle of city life and retreat to your own private sanctuary. The expansive garden provides a serene outdoor space ideal for relaxation, al fresco dining, or entertaining guests.

**Convenient Location:** Ideally positioned close to Victoria Park, residents can enjoy easy access to lush greenery, recreational facilities, and scenic walking trails. Additionally, the vibrant neighborhood offers a diverse array of dining options, trendy cafes, and boutique shops, ensuring there is always something new to explore.

**Transport Links:** Commuting is effortless with excellent transport links nearby, including Bow Road Underground Station and Bow Church DLR Station, providing swift connections to Central London and beyond.

**Community Atmosphere:** Living in Bow offers the best of both worlds – the tranquility of suburban life coupled with the vibrancy of urban living. Residents can immerse themselves in a close-knit community while still enjoying the myriad cultural and entertainment offerings of the city.









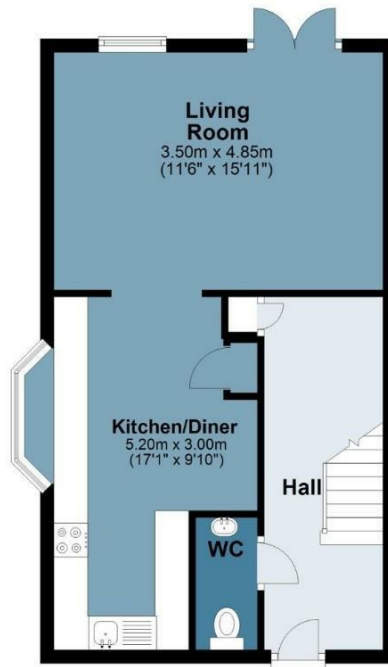
## Ivanhoe House

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Approx. Gross Internal Area 85.3 sq. metres (918.3 sq. feet)

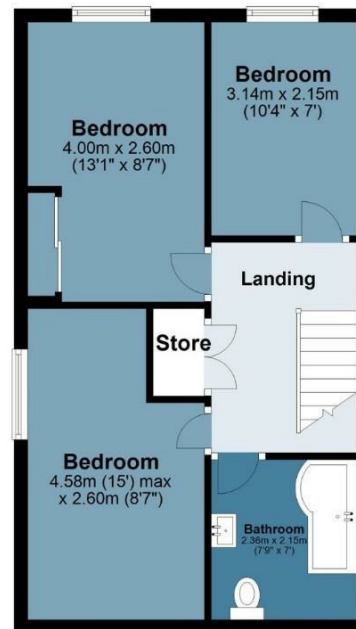
### Ground Floor

Approx. 42.9 sq. metres (462.2 sq. feet)



### First Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



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.

BUTLER & STAG

☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ bow@butlerandstag.com

www.butlerandstag.uk