



Malmesbury Road, London, E3

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## Fantastic one bedroom, three-storey townhouse on a quiet residential road in a great location close to transport links, Victoria Park and Roman Road.

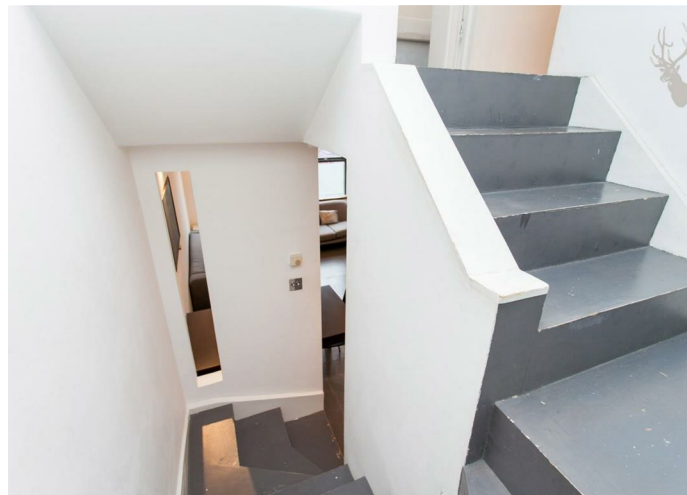


- Three Storey Maisonette
- Excellent Transport Links
- Useful Mezzanine Loft Room
- Roman Road Nearby
- Private Balcony
- Part Furnished
- Close to Victoria Park
- Available 1st December

Accessed via your own front door, there is a utility/storage room on the ground floor, living room and kitchen on the first floor, shower room and double bedroom on the top floor with ladder access to a mezzanine loft room. There is a private balcony accessed via the bedroom area.

Malmesbury Road is well placed for both Mile End (Central, District and Hammersmith & City), Bow Road underground (District and Hammersmith & City) and Bow Church DLR. Both Mile End, Victoria Park and Roman Road are in close proximity.

Available from 1st December 2023



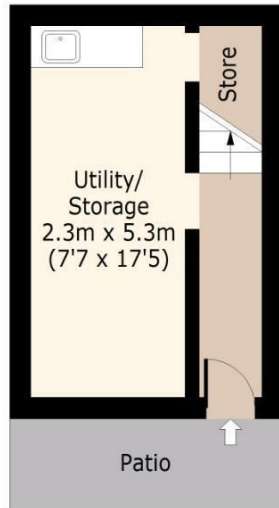




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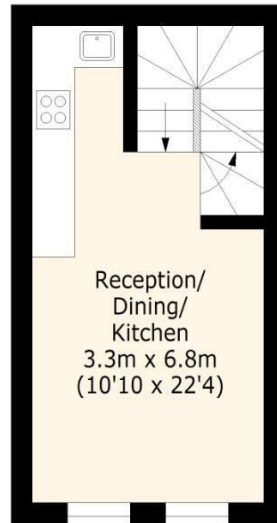
### Ground Floor

Approx. 17 Sq. meters (183 Sq. feet)



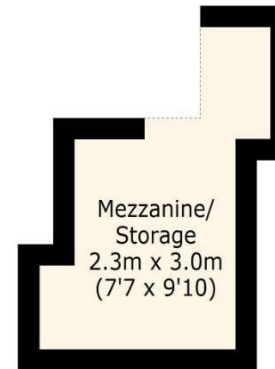
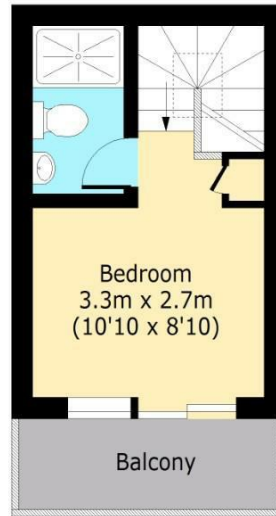
### First Floor

Approx. 22 Sq. meters (237 Sq. feet)



### Second Floor

Approx. 17 Sq. meters (183 Sq. feet)



Total area: approx. 56 Sq. meters (603 Sq. feet) (Excluding Balcony/ Patio/ Mezzanine)

Total area: approx. 77 Sq. meters (829 Sq. feet) (Including Balcony/ Patio/ Mezzanine)

For illustration purposes only - not to scale

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# BUTLER & STAG

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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.