



Matlock Street, London, E14

BUTLER & STAG



**Forming part of the prestigious York Square Conservation Area, this charming two-storey, two-bedroom house has been lovingly restored to an impeccable standard. The result is a bright, light-filled and highly functional home that blends period character with contemporary finishes. To the rear, a lush and private garden provides a peaceful retreat, while Limehouse station is just a four-minute walk away, offering convenient access to Canary Wharf and the City.**



## Freehold

- Two Storey House (Freehold)
- Landscaped Garden
- Central Staircase Divides The Kitchen and Main Reception Creating A Semi Open Plan Concept
- Two Bedrooms
- York Square Conservation Area
- Engineered Hard Wood Flooring / Quartz Work Surfaces / Laundry Cupboard

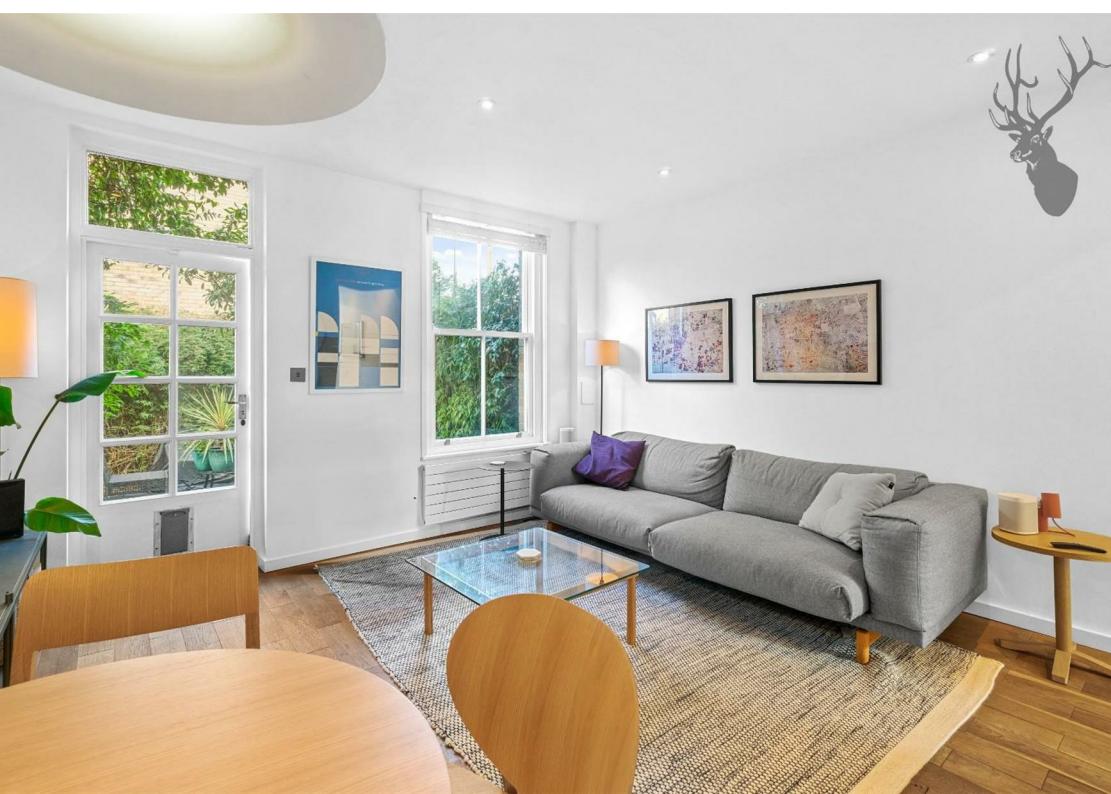
The property features beautifully engineered real wood flooring throughout and a thoughtfully designed kitchen complete with sleek quartz worktops. A dedicated laundry cupboard houses both a washer and dryer, providing everyday convenience without compromising space.

Accommodation is well arranged, with well-separated bedrooms offering excellent privacy and flexibility. The principal bedroom benefits from a built-in wardrobe, while a functional loft space provides valuable additional storage.

To the rear, a landscaped and secluded garden offers a peaceful retreat, ideal for both relaxing and entertaining.

This exceptional home combines period proportions and character with modern living in one of the area's most sought-after locations.





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Approx Gross Internal Area : 71.3 sq m / 767 sq ft

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Shower Room  
6'11" x 5'7"  
2.12m x 1.71m

Bedroom  
13'3" x 7'7"  
4.04m x 2.30m

Bedroom  
13'3" x 10'11"  
4.05m x 3.34m

First Floor

Garden  
21'1" x 13'1"  
6.42m x 3.99m

CH  
2.57  
Reception Room  
13'11" x 13'3"  
4.25m x 4.05m

Dining Room /  
Kitchen  
10'9" x 9'11"  
3.28m x 3.02m

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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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)

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.