Usher Road, Bow, E3

BUTLER & STAG

GUIDE PRICE £425,000 - £450,000

Situated on the first floor of this desirable red brick apartment block is this split level, two bedroom residence which spans over 747 Sq/Ft of internal living space.

Leasehold

- Duplex Apartment
- Two Well Proportioned Double Bedrooms
- 747 Sq/Ft Internal Living Space
- Handsome Red Brick Building
- Full Width West Facing Terrace
- Resident Parking Available
- Utility Room / Downstairs Toilet
- Award Winning Victoria Park

Spanning over 747 Sq/Ft of internal living space the property comprises of a welcoming entrance hall, a spacious (full width of the property) lounge with door leading to a large, secluded terrace which is private for the owners to enjoy. The separate kitchen/diner is a lavishly sized space allowing the perfect setting for dining/entertaining friends and family. Completing the downstairs is a cloakroom/utility room and plenty of useful storage spaces. Upstairs there are two double-sized bedrooms and a stylish bathroom.

Parnell Road is the leading road to the award-winning Victoria Park one of east London's most spacious alfresco-eating spots, with two lakes, a boating pond, the much-loved Pavilion (waterside) café, playgrounds, and a scattering of other Instagram-worthy delights. In close proximity is the renowned, historic Roman Road home to neighbourhood favorites Zealand Cafe, Brixton, Pizza, Mae + Harvey, and Whole Fresh, which sit alongside the traditional street market, which runs thrice weekly.

There are good bus routes from Roman Road and the nearest station is Bow Road (District and Hammersmith & City).

*LEASE LENGTH - 115 YEARS
*SERVICE CHARGE - £1500 PA
*GROUND RENT - £10.00 PA
*COUNCIL TAX - BAND C

Another Kind of Life

Usher Road, E3

Approx. Gross Internal Area 747 Sq Ft - 69.40 Sq M
Approx. Gross Balcony Area 91 Sq Ft - 8.45 Sq M

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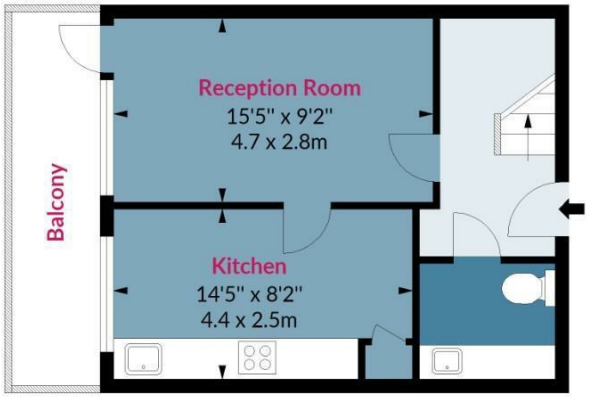

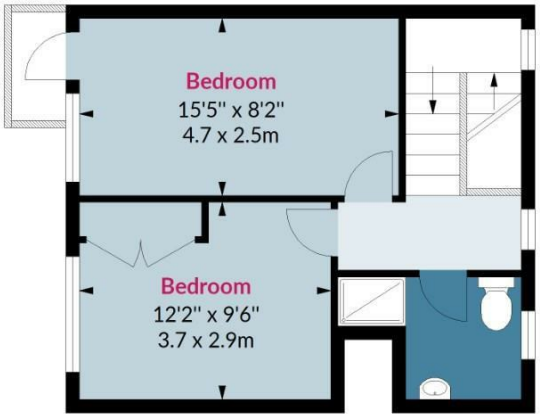

First Floor

Floor Area 371 Sq Ft - 34.47 Sq M

Second Floor

Floor Area 376 Sq Ft - 34.93 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 11/11/2022

lpaplus.com

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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