



Aberavon Road, London, E3

BUTLER & STAG



Truly beautiful three storey Georgian townhouse situated within the prestigious Tredegar Square conservation area, just moments from Mile End underground station.



- Two/Three Bedroom Georgian Townhouse
- Spectacular Open-Plan Kitchen/Dining/Living space
- Tredegar Square Conservation Area
- Unfurnished
- Period House with Stunning Modern Finish
- Landscaped Rear Garden
- Mile End Station Just Moments Away
- Available Early February 2025

This unique house encompasses all of the period charm you would expect while simultaneously brimming with spectacular modern energy throughout – it is no wonder that this property has recently featured in 25 Beautiful Homes and Good Homes magazines.

Comprising of a grand entrance hallway on the raised ground floor, there are two receptions that can act as third and fourth bedrooms, both with original wide stripped floorboards, fabulous fireplaces and bespoke shutters to the multi-paned sash windows. There is also a modern wet room / guest WC on this level.

Upstairs there are two double bedrooms and a gorgeous family bathroom with a stand-alone bath and free-standing tap, separate shower enclosure, bespoke shutters and underfloor heating.

The lower ground floor is absolutely stunning and completely open-plan, consisting of the kitchen, dining area and living / entertaining space. There is underfloor heating, reclaimed parquet flooring, excellent storage and bi-folding concertina doors which open directly out to the peaceful landscaped rear garden.

Aberavon Road is well placed for the amenities of Roman Road, the wonderful Victoria Park and a host of various transport links close at hand.

Perfectly suited to a couple or family, this property is available from early February and is offered unfurnished.

Council Tax Band F
EPC Rating D

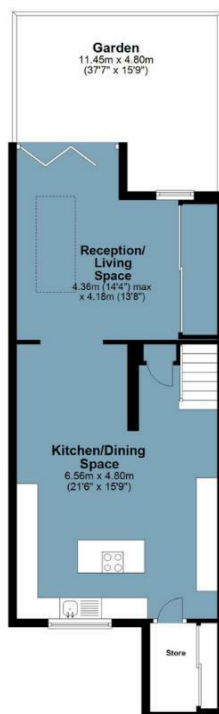




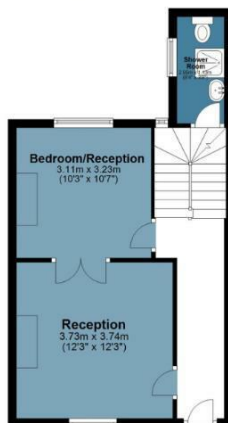
Aberavon Road

Approx. Gross Internal Area 131 sq. metres (1409.7 sq. feet)

Lower Ground Floor
Approx. 54.4 sq. metres (586.0 sq. feet)



Ground Floor
Approx. 37.5 sq. metres (403.7 sq. feet)



First Floor
Approx. 39.0 sq. metres (420.0 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.