



Vivian Road, London, E3

BUTLER & STAG



This impressive one bed conversion is located in the area of Victoria Park and the famous Roman Road Market and benefits from a private rear garden.



- North Bow Conservation
- Victoria Park Nearby
- Bath & Wall Mounted Shower
- Available 15th March 2024
- Pub Conversion Apartment
- Private Rear Garden
- Resident Parking Permit Available
- Roman Road Market Close By

Smart and well-presented one bedroom pub conversion set within the North Bow conservation area, just a short stroll from Victoria Park. Positioned on the raised ground floor of this beautifully presented building is in good order throughout and benefits from a living room with solid wood floors and original oversized sash windows that allow plenty of natural light into the room. The fully fitted kitchen is accessed off the living room into a recessed area, there is a double bedroom and modern bathroom with bath, wall mounted shower attachment and heated towel rail. The property benefits from direct access to its own private garden which is west facing whilst you also have the option of a residents parking permit.

Vivian Road is a lovely tree lined turning and in close proximity to both Roman Road and Victoria Park. Good transport links can be found nearby with Mile End underground the nearest station (Central, District and Hammersmith & City). Available from the 15th March 2024

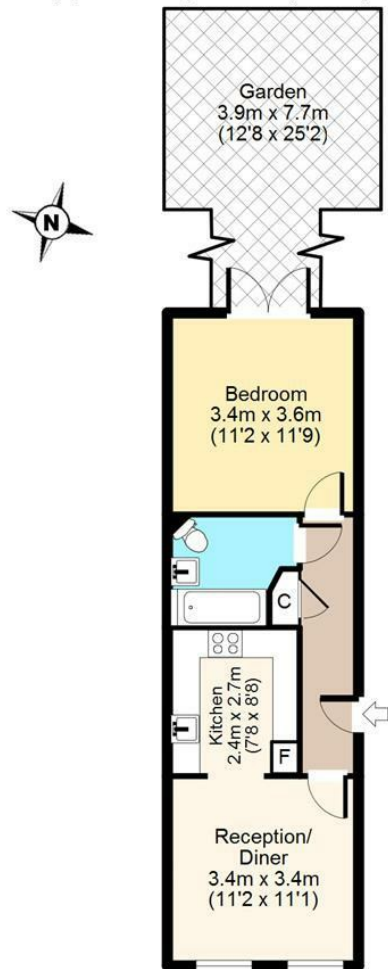




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Upper Ground Floor

Approx. 40 sq. meters (431 sq. feet)



Total area: approx. 40 sq. meters (431 sq. feet)
For illustration purposes only - not to scale

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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