



Pulteney Close, London, E3

BUTLER & STAG



**Open Day - Saturday 21st
June 2025**
**Located on this quiet
residential enclave and being
just moments from the main
gates of the Award Winning
Victoria Park is this well
presented, duplex, three
bedroom garden maisonette.**



Leasehold

- Duplex Garden Maisonette
- Front and Rear Garden
- Down Stairs Toilet
- Separate Walk In Dressing Room
- Three Bedrooms
- Separate Kitchen/Diner
- 1048 Sq/Ft Internal Living Space
- Resident Parking Permit Available

Set behind a large front garden, the front door opens directly onto a fully integrated kitchen/diner, with modern amenities and plenty of personal touches creating a warm, welcoming feeling. There is also the added benefit of a utility room. Leading to the back half of the property dividing the kitchen/diner and the main reception room is a smart downstairs toilet. The lavishly sized reception room boasts full width of the property and is a bright and airy space due to high ceilings and full width/height doors that expand out to a secluded Garden that measures in at approx 43 ft. Upstairs boasts three generous sized bedrooms, a main bathroom and plenty of storage solutions and the added benefit of a separate walk in dressing area.

Pulteney Close is a Low Rise Development bordering the award winning Victoria Park, one of east London's most spacious alfresco-eating spots, with two lakes, a boating pond, playgrounds, and a scattering of other Instagram-worthy delights. Excellent transport links are nearby, including several bus routes into the City, whilst Bethnal Green underground and Mile End (Central, District and Hammersmith & City) are just about equidistant from the property.

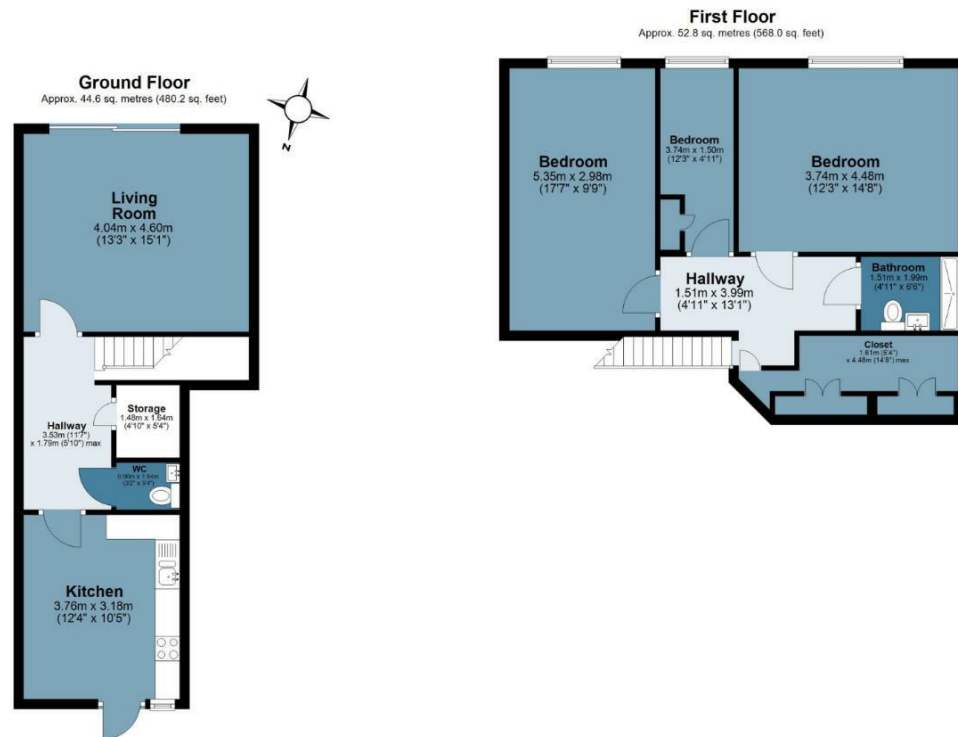




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Approx. Gross Internal Area 97.4 sq. metres (1048.2 sq. feet)

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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.

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