Matilda Gardens, London, E3

BUTLER & STAG

## Charming 2-Bedroom Flat with Balcony in Bow - A Blank Canvas for Your Dream Home

**Discover a hidden gem in the heart of Bow with this delightful 2-bedroom flat featuring a private balcony and endless potential for your personal touch. This property is a fantastic opportunity for those looking to make a home their own by adding their unique style and cosmetic upgrades.**

# Leasehold

- Two Double Bedrooms
- Quiet Development
- Lift Access
- Private Balcony
- Short Walk To Victoria Park
- Close To Transport Links

Situated in the vibrant neighborhood of Bow, you'll enjoy easy access to the best of London. With excellent transportation links, you can explore the city's attractions while also having essential amenities within walking distance.

Step out onto your private balcony and take in the fresh air. It's a perfect spot for morning coffee, al fresco dining, or simply unwinding after a long day.

The flat offers two well-proportioned bedrooms, providing space for a growing family, home office, or guest room.

This flat is a canvas ready for your creativity. The interior is in need of some cosmetic upgrades, allowing you to personalize it to your exact taste. Whether you're thinking of a modern, minimalist design, a cozy traditional look, or something in between, you have the freedom to make it your own.

The kitchen is functional but offers an opportunity for you to design your dream culinary space.

Ample storage space is available throughout the flat, ensuring that your belongings have their designated place.

You'll be within a short stroll of local shops, markets, parks, and dining options. Victoria Park and the vibrant Roman Road Market are nearby, providing you with plenty of options for leisure and shopping.

Transportation: Commuting is a breeze with Bow Road and Mile End Underground stations within easy reach, connecting you to the London Underground network. Numerous bus routes also serve the area.

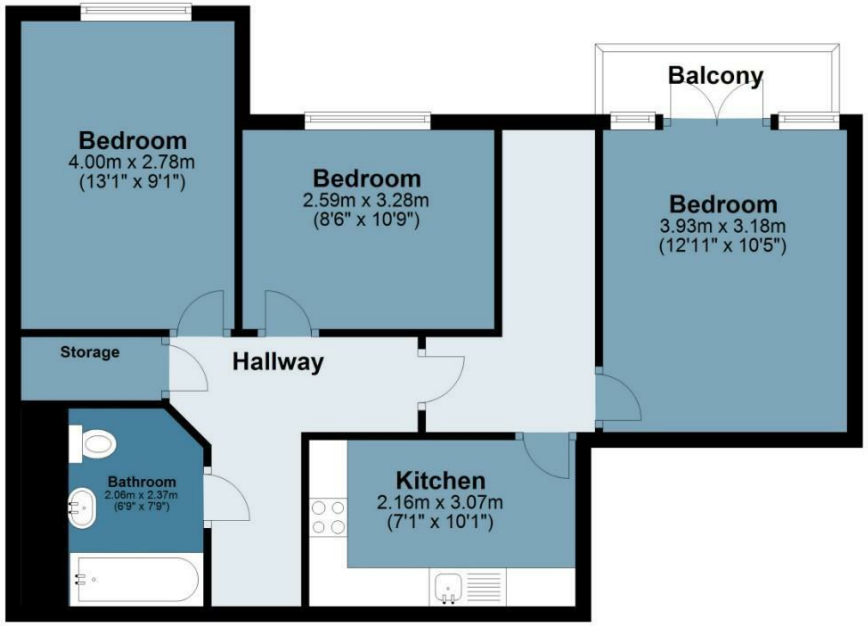
# Garway Court

Approx. Gross Internal Area 62.4 Sq M ( 671.5 Sq Ft )

BUTLER & STAG

## First Floor

Approx. 62.4 sq. metres (671.5 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.

© @modephotouk www.modephoto.co.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.

BUTLER & STAG

020 8102 1236

508 Roman Road, Bow, London, E3 5LU

bow@butlerandstag.com

www.butlerandstag.uk