



Malesbury Road, London, E3

BUTLER  STAG



**Price Guide £475,000 to £500,000**

**For those discerning buyers seeking a Freehold residence in a secure gated community and in a desirable location of East London then this three storey, two-bedroom, two bathroom Townhouse is a must see property.**



## Freehold

- Secure Gated Development
- Private Terrace
- Award Winning Victoria Park Close By
- Secure Parking
- Two Bathrooms
- Chain Free
- Beautifully Presented
- Mile End Tube Station A Moments Walk Away

Arranged over three floors providing flexible living accommodation the property is accessed via your own front door. Comprising the ground floor there is a generously proportioned living/entertaining space which is open plan to a sleek and stylish modern fitted kitchen. Ascending to the first floor there is a double sized bedroom and an ultra-modern shower-room. Occupying the top floor is a gloriously sized principal bedroom with the added benefit of having direct access to a private terrace and completing the property is a fully tiled modern bathroom.

Located on the cusp of the Tredegar Square Conservation area Malmesbury Road is a secure gated community well placed for both Mile End (Central, District and Hammersmith & City) Bow Road underground (District and Hammersmith & City) and Bow Church DLR. Both Mile End and Victoria Park are in close proximity. Having the historical Roman Road Market within a moments' walk of the development you really are in the centre of the social hub of Bow, East London.

Tenure: Freehold  
Council Tax: C



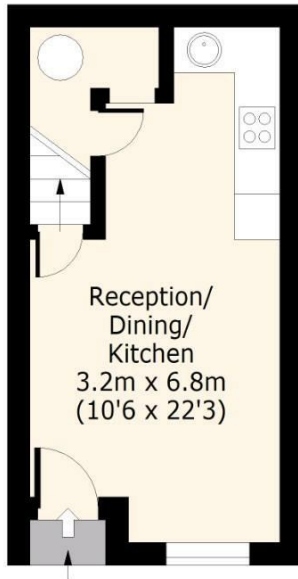


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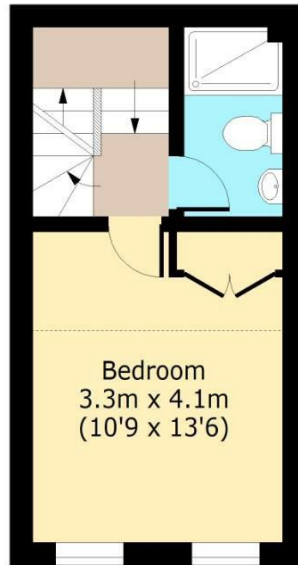
### Ground Floor

Approx. 22 Sq. meters (237 Sq. feet)



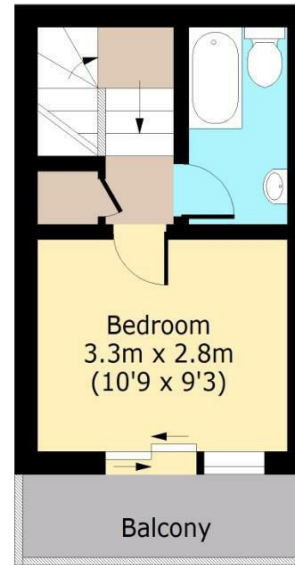
### First Floor

Approx. 22 Sq. meters (237 Sq. feet)



### Second Floor

Approx. 18 Sq. meters (194 Sq. feet)



Total area: approx(Including Balcony). 66 Sq. meters (710 Sq. feet)  
Total area: approx(EXcluding Balcony). 62 Sq. meters (668 Sq. feet)  
For illustration purposes only - not to scale  
[www.lpaplus.com](http://www.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.

# BUTLER & STAG

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