Mccullum Road, London, E3

BUTLER & STAG

Guide Price - £475,000 to £500,000

Excellent three-bedroom split level garden maisonette measuring over 1083 sq/ft of internal living space just a moments walk to the social hub of Roman Road and the gates of Victoria Park.

Leasehold

- Three Bedrooms
- Split Level Garden Maisonette
- Historic Roman Road Market Close By
- Mile End Tube Station Close By
- 1083 Sq/Ft Internal Living Space
- Downstairs Toilet
- Resident Parking Permit Available
- Chain Free

Arranged over the ground and first floor the property comprises a large entrance porch that leads into a family-size reception room, downstairs WC, eat-in kitchen/diner which leads out to a very spacious garden. Upstairs are two double bedrooms, a smaller third bedroom, a family bathroom, and a large storage space.
This property is perfect for someone looking to put their own stand on things or investors looking for a property to refurb and let on the rental market.

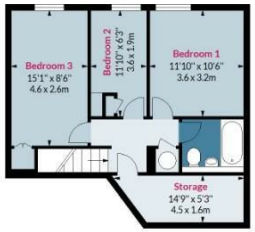
Mccullum Road is within easy reach of the scenic green spaces of Victoria Park, the Hertford Union Canal which is a hot bed for cyclists and joggers along its toe path and the amenities of Roman Road. Multiple transport links are easily accessible including bus routes from Roman Road, whilst Mile End/Bow Road (Central, District and Hammersmith & City) and Bow Church DLR both offer swift and direct access to Canary Wharf, The City and West End.

*LEASEHOLD
*LEASE LENGTH - 91 YEARS
*SERVICE CHARGE - £1,600 p/year
*GROUND RENT - £10.00 p/year
*COUNCIL TAX - BAND C

McCullum Road, E3

Approx. Gross Internal Area 1083 Sq Ft - 100.61 Sq M

Ground Floor
Floor Area 544 Sq Ft - 50.54 Sq M



First Floor
Floor Area 539 Sq Ft - 50.07 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 22/6/2023

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.

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