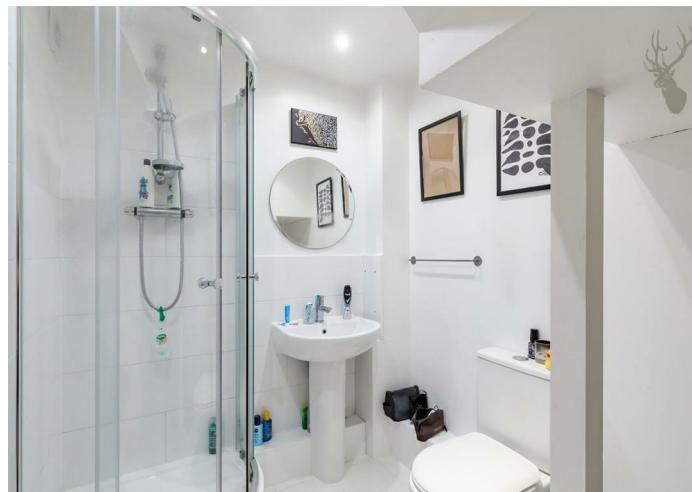




Malmesbury Road, London, E3

BUTLER & STAG



Well-presented two bedroom, two bathroom townhouse situated within a secure gated development in Bow, close to Mile End underground station.

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- Two Bedroom Townhouse
 - Secure Gated Development
 - Open-Plan Kitchen / Living Space
 - Part Furnished
 - Two Bathrooms (One En-Suite)
 - Private Balcony
 - Great Transport Links Nearby
 - Available from 26th March 2025

Arranged over three floors, the ground floor accommodation comprises of an entrance hallway and a double bedroom with an en-suite shower room. The living space and kitchen area can be found on the first floor with integrated appliances, plenty of storage and a breakfast counter. The top floor features a further double bedroom with a private balcony and access to a contemporary shower room.

Malmesbury Road is well placed for both Mile End and Bow Road stations, as well as the attractive Tredegar Square and a host of local gastropubs. Victoria Park and the famed Roman Road are also within easy reach.

Ideally suiting two sharing professionals or a professional couple requiring guest / work from home space, this property is offered part furnished and is available from 26th March 2025.

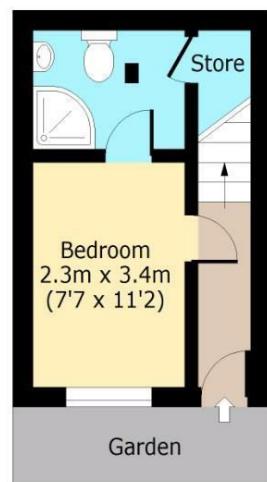
EPC Rating E
Council Tax Band D



Malmesbury Road, E3

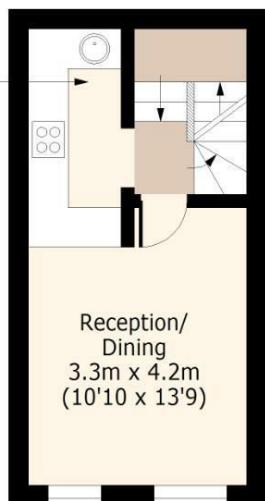
Ground Floor

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



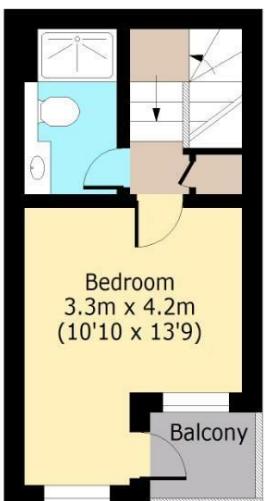
First Floor

Approx. 23 Sq. meters (248 Sq. feet)



Second Floor

Approx. 20 Sq. meters (215 Sq. feet)



Total area (Including Balcony): approx. 63 Sq. meters (678 Sq. feet)

Total area (Excluding Balcony): approx. 61 Sq. meters (657 Sq. feet)

For illustration purposes only - not to scale

www.lapplus.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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