



Ruston Street, London, E3

BUTLER & STAG





**Guide Price £600,000 - £650,000**  
**Occupying the top two floors of a converted former Chapel on Ruston Street which is on the fringe of Victoria Park is this masterfully re-imagined duplex, two-bedroom apartment. The building's past is celebrated by a marriage of exquisite period detailing and considered contemporary design characteristics, which include arch glass windows, exposed timber beams and voluminous ceiling heights. Harmonious contemporary introductions include engineered oak flooring, wide open living spaces and over sized windows which allow a tremendous amount of light to flow around the plan.**



## Leasehold

- Occupying The Top Two Floors Of A Converted Chapel
- Two Bedrooms
- Voluminous Ceiling Heights / Exposed Timber Beams / Opaque Arched Glass Windows
- Duel Aspect Split Level Residence
- Open Plan Living Concept
- Communal Court Yard For Residents To Enjoy

The apartment boasts sleek, handle-less design kitchen cabinetry which embraces a sense of contemporary style and functionality.

The bathroom exude sophistication and comfort where functionality and aesthetics have come together to provide a relaxing place to be. Large format grey tiles line both the floor and walls providing hallmark qualities of a modern bathroom. The concealed taps, shower valves, radiators and shower heads are sleek in design and finished in Chrome.

The apartment offers bedrooms large enough for a double bed and plenty of space to spare.

This development is one of the few small Victorian buildings to remain after the war and the following recent redevelopment in Bow. The apartments benefit from secure bike and bin stores. There is also a video entry system to enter the building.

Bow is now one of the more established East London neighbourhoods. It is home to a thriving range of traditional pubs and cafes, as well as a new wave of bars and restaurants.

The development is a short walk to both Bow Road (District and Hammersmith & City lines) and Mile End (Central, District and Hammersmith & City lines) Underground stations. The DLR also runs from Bow Church towards Canary Wharf and the West End.







## Chapelford Apartments

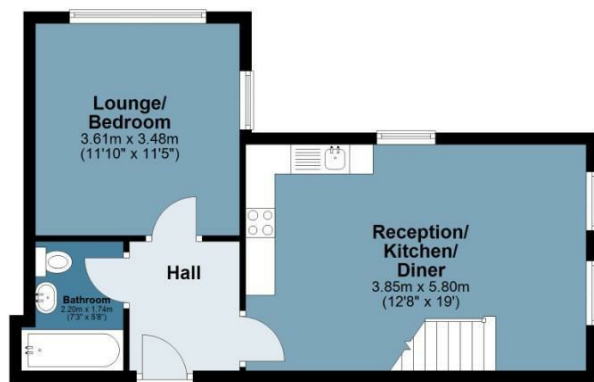
Approx. Gross Internal Area 74.5 Sq M ( 801.4 Sq Ft )

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### Second Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



### Third Floor

Approx. 31.0 sq. metres (333.6 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.  
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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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