Columbia Road, London, E2

BUTLER & STAG

**Guide Price - £475,000 to £500,000**
**A beautifully presented one-bedroom Victorian conversion apartment located on the iconic Columbia Road, home to the world-famous Columbia Road Flower Market. This exceptional property combines period charm with contemporary style, offering an elegant and comfortable living space in one of East London's most sought-after addresses.**

# Leasehold

- One Bed Apartment
- Period Conversion
- The Famous Columbia Road On Your Door Step
- Beautiful Location
- Victorian Character Throughout
- Long Lease

Situated on the first floor of an attractive Victorian terrace, the flat retains many original features including high ceilings, sash windows, reclaimed parquet flooring, all complemented by tasteful modern updates.

The spacious living room overlooks the picturesque Columbia Road, capturing an abundance of natural light through tall sash windows. The room is perfect for entertaining, relaxing, or simply enjoying the lively weekend market atmosphere below.

The bedroom is a tranquil retreat positioned to the rear of the property, offering peace and quiet away from the street. It comfortably accommodates a double bed and storage, with soft décor that enhances the sense of calm.

A contemporary bathroom with sleek fittings, tiled walls, walk-in shower completes the interior, offering modern convenience in a classic setting.

Throughout, the property has been well maintained and finished to a good standard, blending period character with modern living seamlessly.

# Columbia Road

Approx. Gross Internal Area 44.3 Sq M ( 476.3 Sq Ft )

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## First Floor

Approx. 44.3 sq. metres (476.3 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.

BUTLER & STAG

020 8102 1236

508 Roman Road, Bow, London, E3 5LU

bow@butlerandstag.com

www.butlerandstag.uk