



Marlborough Avenue, London Fields, E8

BUTLER & STAG



**\*Virtual Tour Available\***  
**An exquisite, rare, and unique opportunity to purchase this newly refurbished, beautifully presented, bright duplex one-bedroom apartment arranged on the second and third floors of a sought-after purpose-built development situated in the heart of London Fields.**



## Leasehold

- Duplex Apartment
- Newly Refurbished
- Oversized Private Roof Terrace
- High End Interiors And Specifications
- Close To London Fields
- Ample Storage

Arranged over two floors and providing spacious accommodation the property comprises, an oversized kitchen/dining area/reception with ample storage that flows to a 16ft south facing private roof terrace with oak decking and planters. The upper floor provides a master bedroom with substantial fitted wardrobes that lead to a large secret storage space, and a contemporary bathroom. The property is then completed with off-street parking at your discretion with a permit.

Interiors and specifications have been designed by the two architects who currently live at the property, resulting in a coordinated palette of finishes of the highest quality. Features include original solid wooden floors, white-washed 'scandi' engineered oak wooden herringbone flooring, fully fitted designer kitchen with quartz worktops, double glazed windows, exposed copper piping, and secure entry phone system.

Marlborough Avenue is well placed for both Haggerston and London Fields Overground Stations. Both London Fields and Victoria Park are in close proximity, the renowned Broadway market and Regent's Canal is also within a stone's throw away offering idyllic cycle paths and riverside walks, as well as a plethora of eateries, shops and amenities also being nearby.

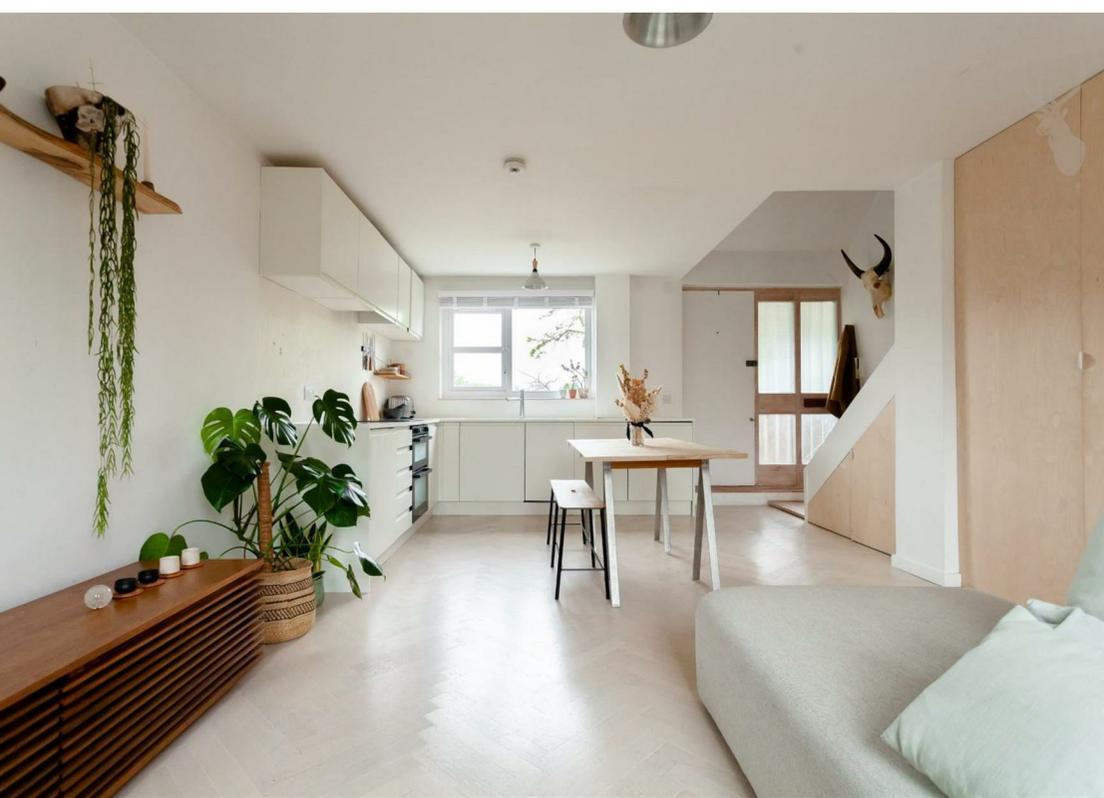
3D Virtual Tour - This property has a fully immersive walk through.

Butler & Stag is delighted to offer Virtual Viewings to all our residential clients. This innovative 3D property technology allows prospective buyers or tenants to immerse themselves with a virtual walk through of each of our properties 24 hours a day, 7 days a week, whilst in the comfort of their home, work or wherever they may be.

Like what you see? Please contact us for more information and to arrange a physical viewing.

\*LEASEHOLD  
 \*LEASE START DATE - 1989

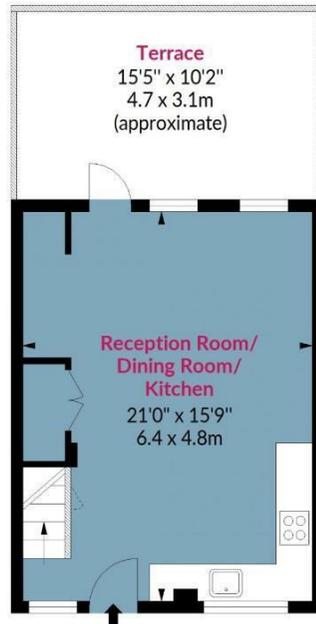




## Marlborough Avenue, E8

Approx. Gross Internal Area(Excluding Terrace) 545 Sq Ft - 50.63 Sq M  
Approx. Gross Internal Area(Including Terrace) 712 Sq Ft - 66.14 Sq M

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### Second Floor

Floor Area 331 Sq Ft - 30.75 Sq M



### Third Floor

Floor Area 214 Sq Ft - 19.88 Sq M

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.  
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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.