



Grove Road, London, E3

BUTLER & STAG



Guide Price £550,000 - £600,000
Occupying a prime corner plot, this charming split-level three-bedroom garden maisonette presents a harmonious blend of modern comfort and urban convenience. Situated in close proximity to the picturesque Victoria Park and Mile End Park this residence offers not only a serene living environment but also easy access to a plethora of amenities.



Leasehold

- Split Level Garden Maisonette
- Corner Plot With Wrap Around South/West Facing Garden
- Three Bedrooms
- Kitchen Diner With Direct Access To Garden
- Duel Aspect Reception Room With Direct Access To Garden
- Long Lease Length - 172 Years Remaining

Featuring a beautifully presented country-style kitchen diner, complete with hardwood work surfaces and ample room for entertaining. A separate reception room provides a warm and inviting living space, with direct access to a stunning wraparound garden.

Boasting an enviable 180-degree south/west-facing aspect, the garden is a true highlight, perfect for al fresco dining, relaxing, or gardening enthusiasts. With its generous layout and sought-after positioning, this maisonette combines the comfort of a family home with the unique appeal of private outdoor living.

Ideally positioned close to Victoria Park, residents can enjoy easy access to lush greenery, recreational facilities, and scenic walking trails. Additionally, the vibrant neighborhood offers a diverse array of dining options, trendy cafes, and boutique shops, ensuring there is always something new to explore.

Commuting is effortless with excellent transport links nearby, including Mile End Underground, Bow Road Underground Stations and Bow Church DLR Station, providing swift connections to Central London and beyond.





Ivanhoe House

Approx. Gross Internal Area 70 Sq M (753.4 Sq Ft)

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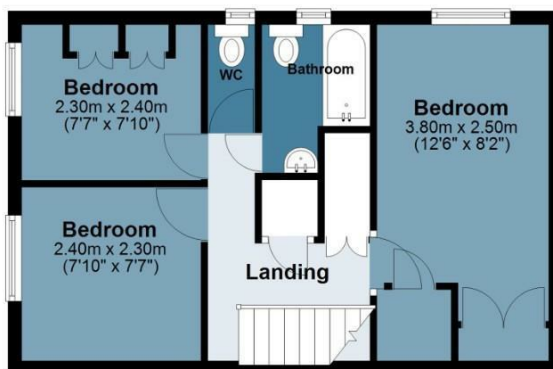
Ground Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.9 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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