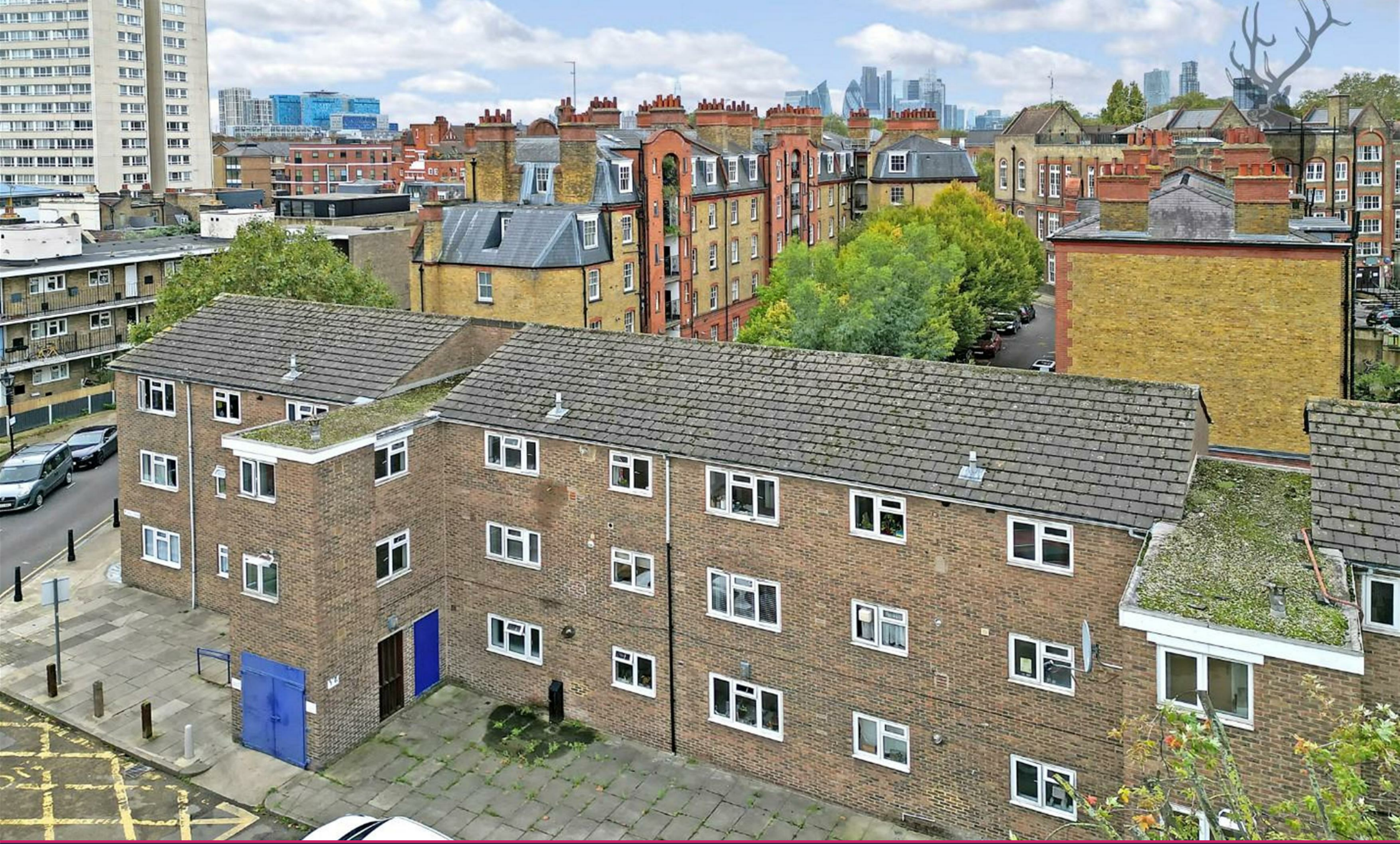

Brierly Gardens, London, E2

BUTLER & STAG

**Guide Price - £425,000 to £450,000**
**Introducing the Perfect Two-Bedroom Home, Sandwiched Between Bethnal Green Station & Victoria Park - Easily Convertible to a Three-Bedroom Gem!**
**Are you in search of the ideal home that offers both spaciousness and the flexibility to accommodate your growing needs? Look no further! This charming two-bedroom residence, located just a stone's throw away from the serene Victoria Park, has everything you've been dreaming of and more.**

# Leasehold

- Two Double Bedrooms
- Opportunity To Add An Additional Bedroom
- Close To Victoria Park
- Close To Bethnal Green Station
- Over 772 Sq Ft Of Living Space
- Parking Available

Nestled in the heart of one of the most sought-after neighborhoods, this property enjoys the advantages of a prime location. Victoria Park, with its lush greenery, playgrounds, and tranquil atmosphere, is practically your backyard. Perfect for families, picnics, and leisurely strolls.
This two-bedroom home comes with a versatile layout that's ready to evolve with your needs. The spacious rooms provide ample opportunity to create an additional bedroom, home office, or playroom, making it perfect for growing families.
The large windows in every room flood the interior with an abundance of natural light. This not only adds to the overall appeal of the home but also promotes a warm and inviting atmosphere.

The living and dining areas are designed with an open concept, making it easy to entertain friends and family. The free-flowing space creates an ambiance of connectivity and spaciousness.

The updated kitchen is a chef's dream with its contemporary design, ample counter space, and top-of-the-line appliances. Prepare culinary delights while enjoying the company of your loved ones.

Whether you're looking for a forever home or an investment opportunity, this property offers tremendous potential for growth in value, given its prime location and versatile layout.
Enjoy the convenience of being close to an array of local amenities, including shops, restaurants, schools, and public transportation options, making your daily life more comfortable and accessible.

Don't miss out on this rare opportunity to own a spacious two-bedroom home with the potential to transform it into a three-bedroom haven. Embrace the unique features, prime location, and endless possibilities that this property has to offer.

# Briely Gardens

Approx. Gross Internal Area 71.7 Sq M ( 772.1 Sq Ft )

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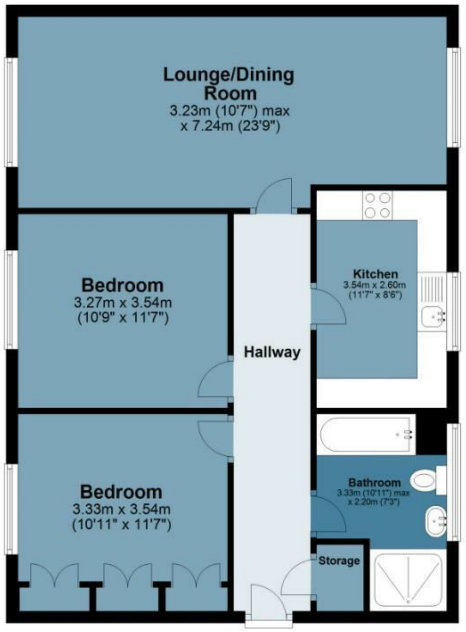
**First Floor**

Approx. 71.7 sq. metres (772.1 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