



Malmesbury Road, London, E3

BUTLER & STAG



**Well-presented two bedroom, two bathroom townhouse situated within a secure gated development in Bow, close to Mile End underground station.**



- Two Bedroom Townhouse
- Secure Gated Development
- Open-Plan Kitchen / Living Space
- Part Furnished
- Two Bathrooms (One En-Suite)
- Private Balcony
- Great Transport Links Nearby
- Available from 26th March 2025

Arranged over three floors, the ground floor accommodation comprises of an entrance hallway and a double bedroom with an en-suite shower room. The living space and kitchen area can be found on the first floor with integrated appliances, plenty of storage and a breakfast counter. The top floor features a further double bedroom with a private balcony and access to a contemporary shower room.

Malmesbury Road is well placed for both Mile End and Bow Road stations, as well as the attractive Tredegar Square and a host of local gastropubs. Victoria Park and the famed Roman Road are also within easy reach.

Ideally suiting two sharing professionals or a professional couple requiring guest / work from home space, this property is offered part furnished and is available from 26th March 2025.

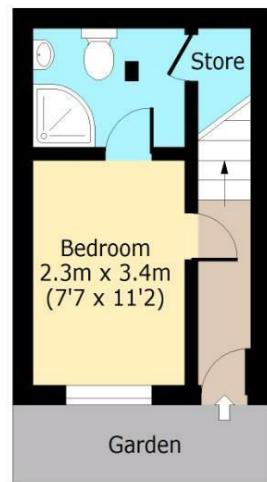
EPC Rating E  
Council Tax Band D



## Malmesbury Road, E3

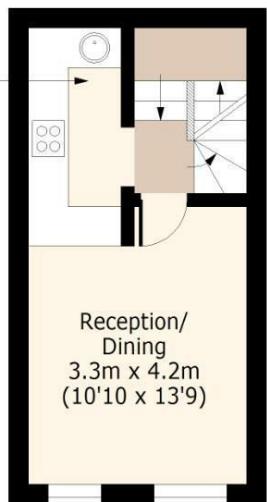
### Ground Floor

Approx. 18 Sq. meters (194 Sq. feet)



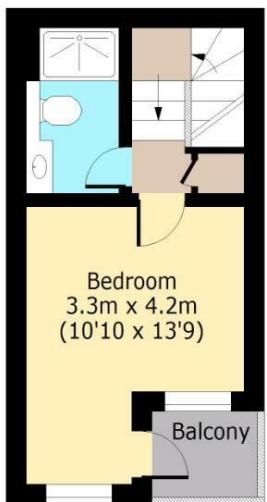
### First Floor

Approx. 23 Sq. meters (248 Sq. feet)



### Second Floor

Approx. 20 Sq. meters (215 Sq. feet)



Total area (Including Balcony): approx. 63 Sq. meters (678 Sq. feet)

Total area (Excluding Balcony): approx. 61 Sq. meters (657 Sq. feet)

For illustration purposes only - not to scale

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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**

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