Arbery Road, London, E3

BUTLER & STAG

Schoolbell Mews is a handsome Victorian former school building in the heart of Bow, which has been cleverly converted into residential living spaces. The building retains all the hallmarks of warehouse-style living, from the exposed brick walls to the soaring double-height ceilings and sash windows, which allow swathes of natural light to pour deep into the living space.

Leasehold

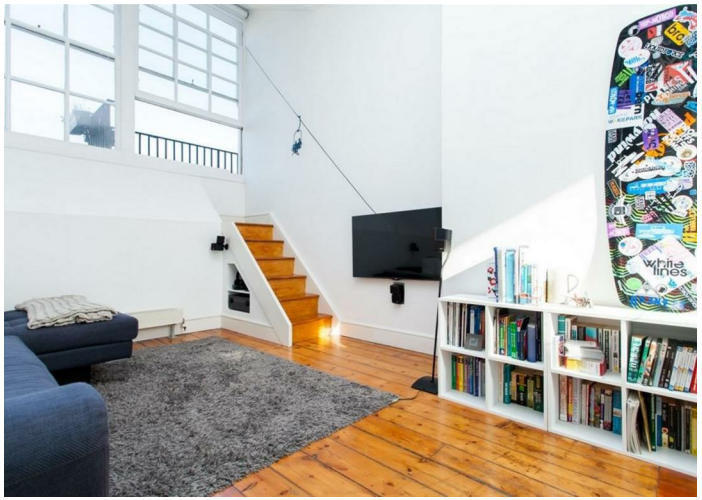
- 864 Sq/Ft Internal Living Space
- Fantastic Natural Light / Double Height Ceilings
- Access To Outside Space
- Superb Living/Entertaining Space
- Off Street Parking Available (By Separate Negotiation)
- Duplex Apartment / Separate Office Space

Sitting at the end of the leafy and quiet Arbery Road which is in the Medway Conservation area, the building feels secluded and nestled away from the main hub that is Roman Road. Converted in the 1980s, the Building is characterised by generous-sized accommodation and modern design concepts.

The living room is positioned on the fourth floor, with enough space for a large dining table/entertaining space, and the kitchen is open plan. This arrangement allows for a great social flow. The wonderfully worn stripped floor boards, allude to the building's past and provide a wonderful sense of warmth to the contrasting cotton white walls. The kitchen is simply fitted with stainless steel countertops, freestanding dish washer, fridge freezer, and moveable butchers block table that is well set up for entertaining.
Adjacent to the living space is a large bedroom with similar elegant windows and high ceilings.

Arbery Road borders the award-winning Victoria Park one of east London's most spacious alfresco-eating spots, with two lakes, a boating pond, the much loved Pavilion (waterside) café, playgrounds, and a scattering of other Instagram-worthy delights. In close proximity is the renowned Chisenhale Gallery, famous for presenting some of the world's most celebrated artists and not forgetting the Historic Roman Road home to neighbourhood favourites Zealand Cafe, Brixton Pizza, Mae + Harvey and Whole Fresh, which sit alongside the traditional street market, which runs thrice weekly.

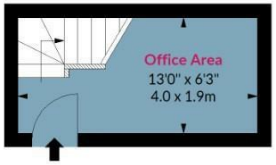
Excellent transport links are nearby, including several bus routes into the City, whilst Bethnal Green underground and Mile End (Central, District and Hammersmith & City) are just about equidistant from the property.



Schoolbell Mews, Arbery Road, Bow, E3

Approx. Gross Internal Area 864 Sq Ft - 80.27 Sq M
Approx. Gross Balcony/ Terrace Area 23 Sq Ft - 2.14 Sq M

BUTLER & STAG



Third Floor

Floor Area 88 Sq Ft - 8.18 Sq M

Fourth Floor

Floor Area 776 Sq Ft - 72.09 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

lpaplus.com

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