



Roman Road, London, E2

BUTLER & STAG





**Guide Price £375,000 - £400,000**  
**This well-presented second-floor apartment offers approximately 685 Sq/Ft of comfortable living space, ideally positioned in the heart of Bethnal Green. Set within O'Brien House, the property is perfect for first-time buyers, investors, or those seeking a conveniently located London home.**



## Leasehold

- Second-Floor Apartment
- Two Spacious Bedrooms
- Well-Appointed Kitchen
- Close To Victoria Park and Mile End Park
- 685 Sq/Ft Internal Living Space
- Bright Reception Room
- Chain Free
- Excellent Transport Connections

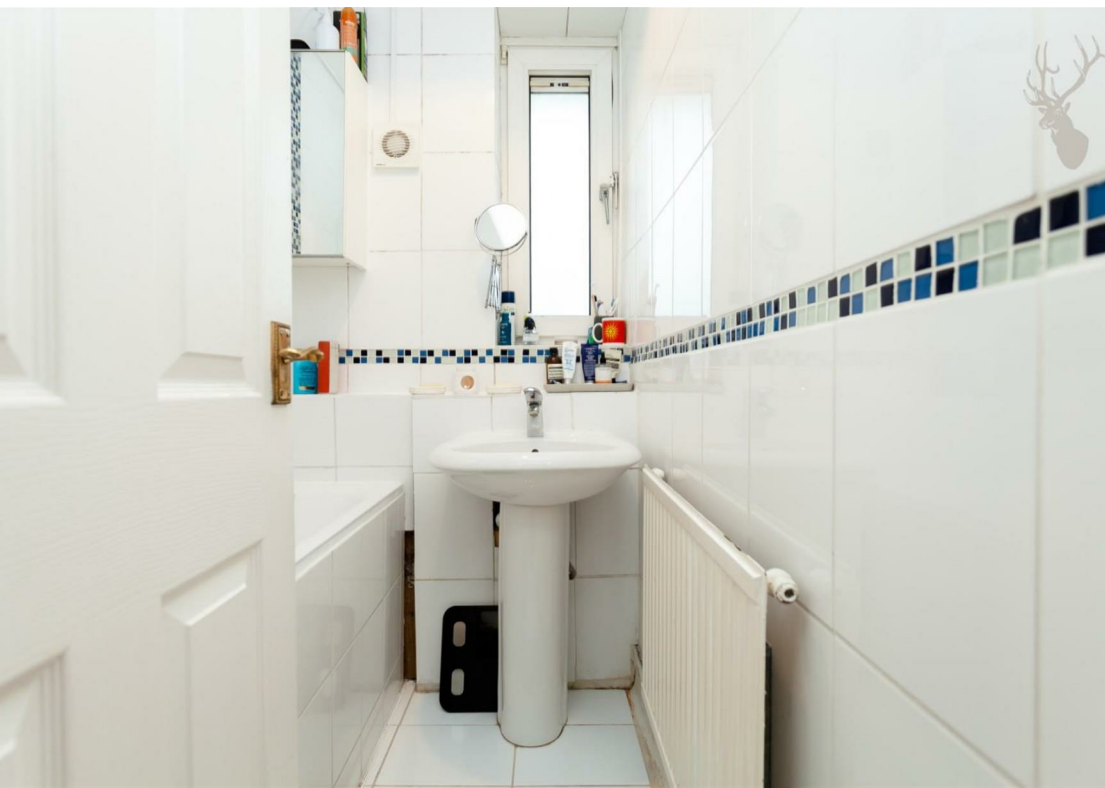
The apartment features two generously sized bedrooms, a bright and airy reception room, and a well-proportioned kitchen designed for both practicality and everyday living. Large windows throughout allow for an abundance of natural light, enhancing the sense of space.

Offered chain free, this property ensures a smooth and hassle-free purchasing process.

Perfectly situated, the apartment is just a short distance from the green open spaces of Victoria Park and Mile End Park, offering excellent opportunities for leisure, exercise, and relaxation. The location also benefits from superb transport links, making commuting into the City and beyond quick and convenient.



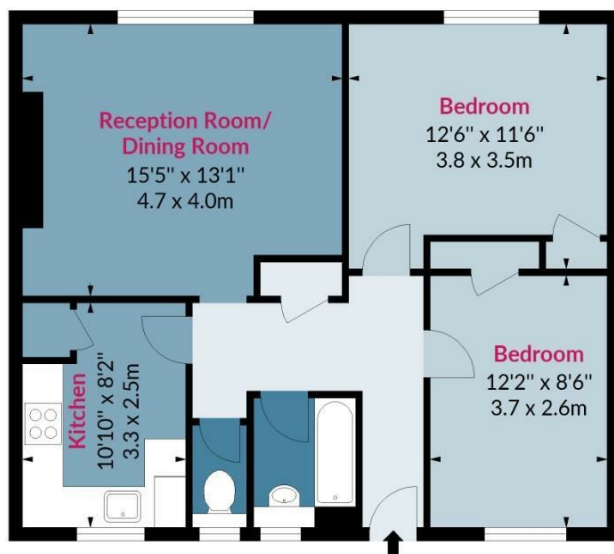




## O'brien House, Roman Road, E2

Approx. Gross Internal Area 685 Sq Ft - 63.64 Sq M

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### Second Floor

Floor Area 685 Sq Ft - 63.64 Sq M



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

Date: 16/11/2022

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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