



Patriot Square, London, E2

BUTLER & STAG



**Price Guide £575,000 - £625,000**  
**This top floor, duplex, three-bedroom apartment is ideally positioned on a quiet, leafy turning (Patriot Square) in the heart of Bethnal Green, just moments from the Award-winning Victoria Park. The property boasts a contemporary finish, south facing terrace and expansive windows that invite an excellent quality of natural light into the property.**



## Leasehold

- Top Floor
- Private Full Width South Facing Terrace
- Positioned On a Quiet No Through Turning
- Victoria Park A Moment Away
- 835 Sq/Ft Internal Living Space
- Three Bedrooms
- Duplex Apartment
- Fantastic Storage Space On Offer

The front door opens to a welcoming hallway. The separate kitchen features shaker design cabinetry, neutral colours and metallic accents providing a subtle elegance that blends beautifully with the contemporary wood effect worktop, premium appliances, and uncluttered vibe. The lavishly sized reception room boasts full width of the property and is a bright and airy space due to high ceilings and expansive windows. Access from the reception room via a door expands out to a south facing terrace which is a comfortable size and easily accommodates a table and chairs.

Upstairs there are three good sized bedrooms and a superb bathroom complete with stylish wall tiles. Throughout there is good built-in storage and cupboard space.

Patriot Square is within striking distance of the award winning Victoria Park one of east London's most spacious alfresco-eating spots, with two lakes, a boating pond, playgrounds, and a scattering of other Instagram-worthy delights. Excellent transport links are nearby, including several bus routes into the City, whilst Mile End (Central, District and Hammersmith & City) and Bow Road (District and Hammersmith & City) are just about equidistant from the property.

The apartment sits on the borders of the two vibrant districts of Shoreditch and Bethnal Green both a thriving, cultural creative hub comprising independent cafes, bars and warehouse pop-up art galleries, this energetic neighbourhood will be a truly inspiring place to live. Ideal for both anyone looking to embrace the creative vibe of this wonderful location.

Bus routes into the City can be found from Cambridge Heath Road, whilst Bethnal Green (Central) and Cambridge Heath (Overground) are both easily accessible.





## James Docherty House

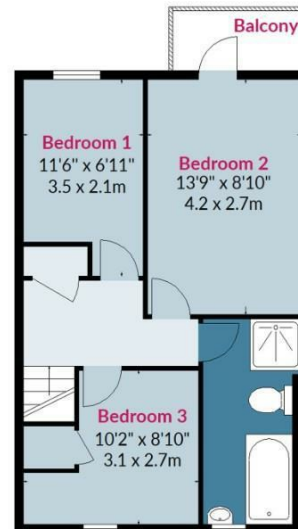
Approx. Gross Internal Area 835 Sq Ft - 76.27 Sq M  
Approx. Gross Balcony Area 99 Sq Ft - 9.12 Sq M

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### Second Floor

Floor Area 409 Sq Ft - 38.00 Sq M



### Third Floor

Floor Area 426 Sq Ft - 39.58 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.

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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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