



Matlock Street, London, E14

BUTLER & STAG



**Chain-free freehold two-bedroom house with private landscaped garden, just moments from Limehouse station. Finished to an exceptional standard throughout, this turnkey home offers a rare freehold alternative to apartment living, with excellent access to Canary Wharf and the City.**



## Freehold

- Freehold House
- Two Bedrooms
- Turnkey Condition
- Limehouse DLR Station A Moments Walk Away
- Chain Free
- Private Landscaped Garden
- York Square Conservation Area
- Stylish Bathroom

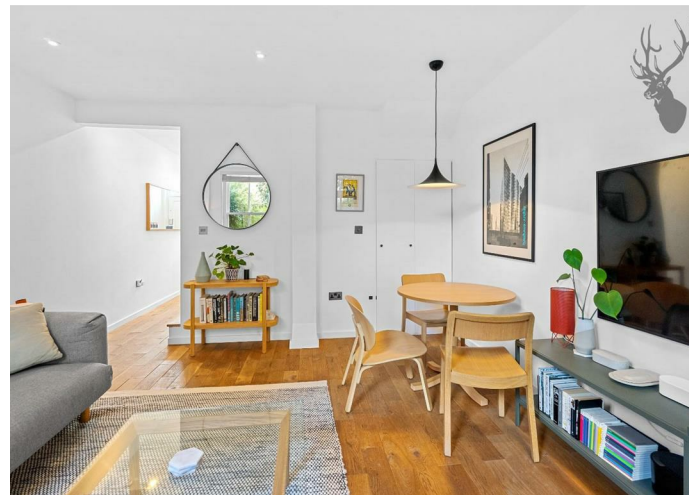
Located within the York Square Conservation Area, this beautifully presented two-storey house combines period proportions with modern finishes and a highly efficient layout. The ground floor is thoughtfully arranged around a central staircase, creating clearly defined kitchen, dining and living areas that maximise usability while maintaining a semi open-plan feel.

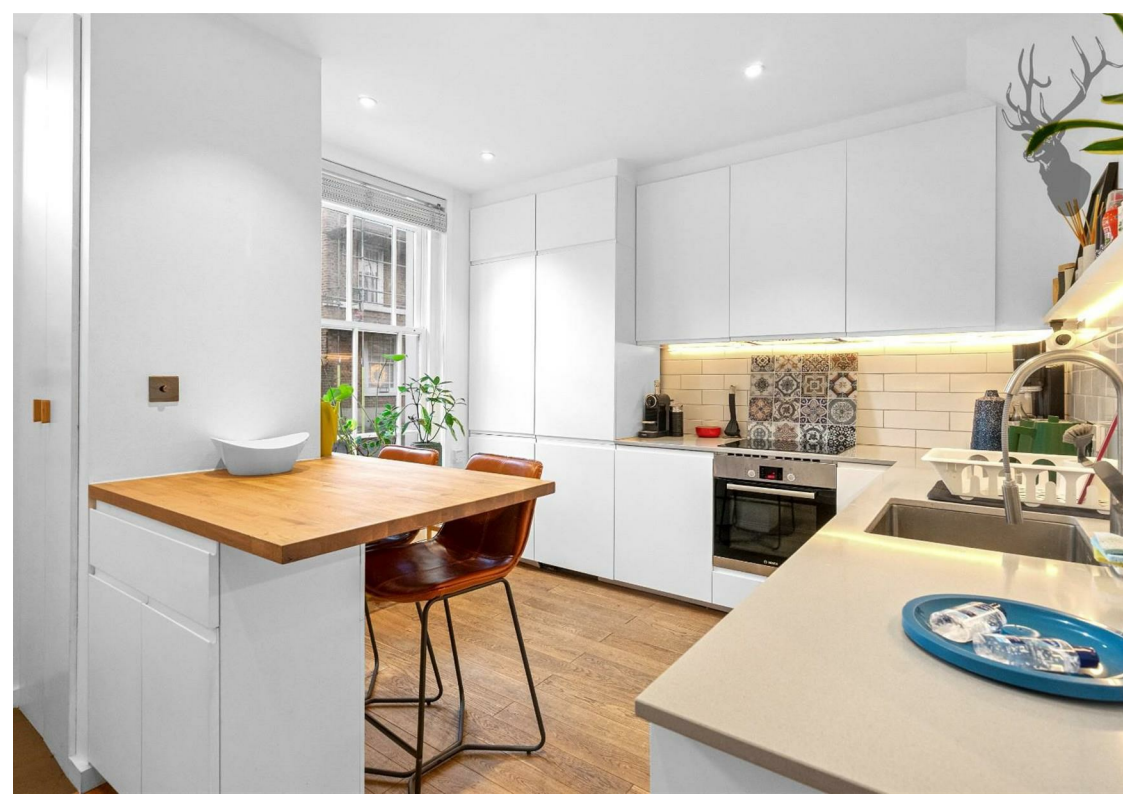
The kitchen is finished with sleek quartz worktops and integrated appliances, while engineered hardwood flooring runs throughout the home. A dedicated laundry cupboard houses both a washer and dryer, keeping day-to-day living clutter-free.

Upstairs, there are two genuine bedrooms, well separated for privacy. The principal bedroom benefits from built-in wardrobes, while a modern family bathroom completes the first floor. A functional loft space provides valuable additional storage.

To the rear, a private landscaped garden offers a quiet and secluded outdoor space, ideal for relaxing or entertaining. Despite its compact footprint, the house is exceptionally well planned and suits professional couples, downsizers or buyers moving from a flat who value condition, privacy and outdoor space over excess square footage.

Limehouse DLR and National Rail station is just moments away, providing fast connections to Canary Wharf, the City and beyond. Offered chain free and ready to proceed.





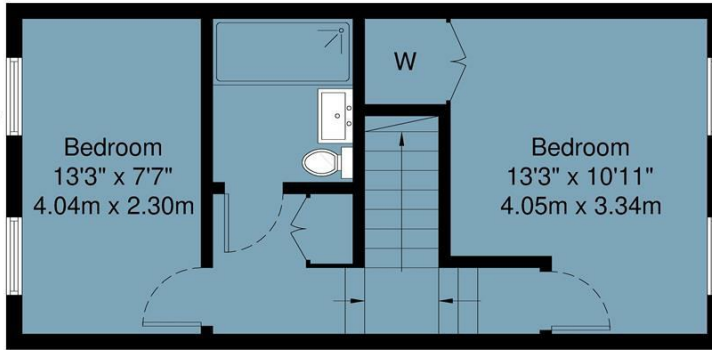
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Approx Gross Internal Area : 71.3 sq m / 767 sq ft

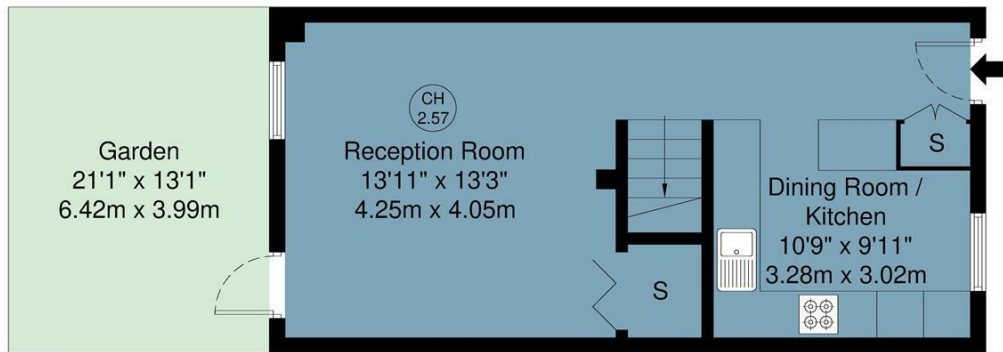
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Shower Room  
6'11" x 5'7"  
2.12m x 1.71m



First Floor



Ground Floor

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.

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