



Carlton Square, London, E1

BUTLER & STAG



**PRICE GUIDE £475,000-
£500,000**

**Offering commanding
views of the leafy Carlton
Square conservation
green is this Victorian
garden conversion.**



Leasehold

- Victorian Conversion
- Boasting Period Features
- Stepney Green Tube Station A Moments Walks Away
- One Bedroom
- Situated Within The Heart Of The Carlton Square Conservation Area
- Private South Facing Garden
- Views Of The Leafy Carlton Square Green

The property boasts a mixture of period charm and contemporary finishes. Entering the front door you are greeted with hardwood herringbone laid flooring which runs through the entirety of the hallway. Heading in to the living room you immediately acknowledge the cast iron feature fireplace which is centralised between two bespoke fitted bookcases. The centralised sash window with delicate glazing bars retains a visual connection to the Carlton Square Conservation green providing a sense peace and tranquillity. Leading to the back half of the home is the sleek and streamlined kitchen that blends beautifully with a contemporary edge with its clean lines, organic work top and uncluttered vibe. Completing the property is a double sized bedroom and modern bathroom.

Features include double glazed sashed windows, solid parquet flooring, ornate cast iron fireplace and beautiful London Stock brickwork to the exterior of the property.

Carlton Square is a quiet and desirable location that is well-positioned for Queen Mary University, shops, cafes, markets and amenities of Stepney, Whitechapel, Mile End and Bow whilst the open green spaces of Mile End Park and Victoria Park are just moments away. Nearby transport links include Stepney Green, Mile End and Bethnal Green tube stations, all offering swift and direct links to The City, Canary Wharf and West End. Crossrail at Whitechapel is also due to open, offering connections East to West of London.





Carlton Square

Approx. Gross Internal Area 42.1 Sq M (453.5 Sq Ft)

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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.

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