



Parnell Road, Bow, E3

BUTLER & STAG



Guide £550,000 - £575,000
Set within this desirable red brick apartment block is this bright and expansive three-bedroom, duplex, garden maisonette. Providing huge curb appeal with its corner plot, you have the added advantage of a beautiful garden which wraps around 180 degrees of the property along with exceptional privacy and options for effective natural light.



Leasehold

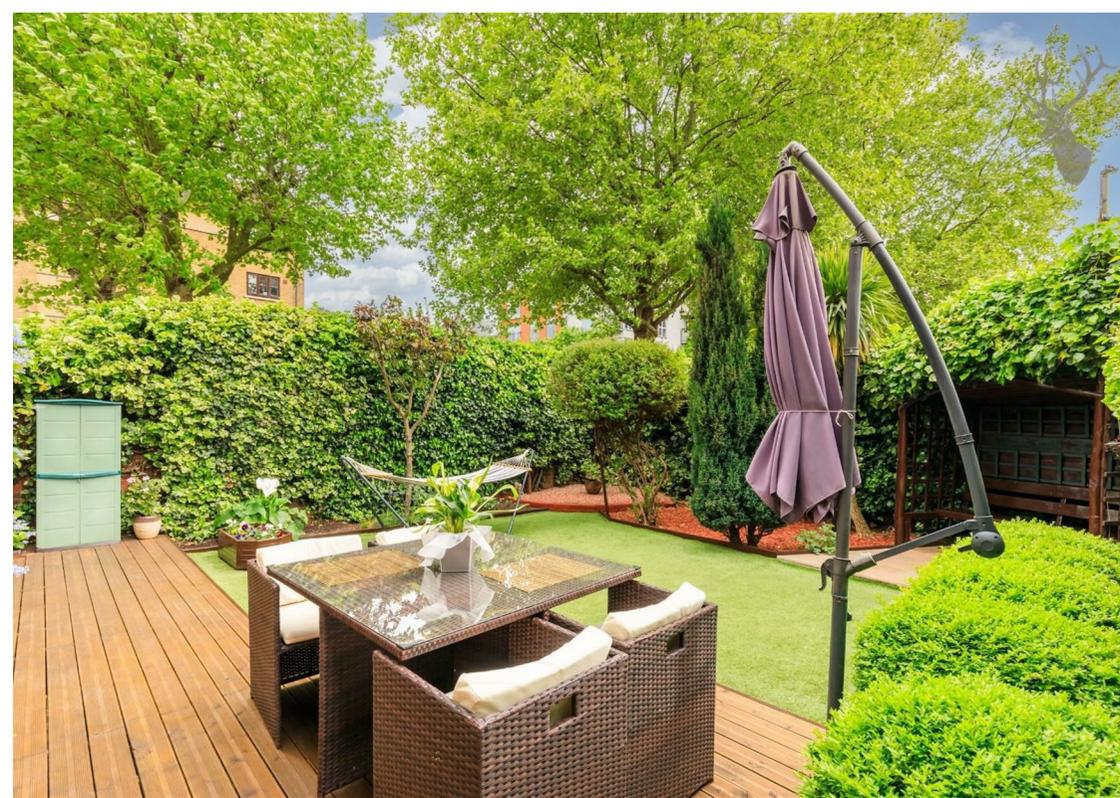
- Desirable Red Brick Apartment Block
- Bright and Expansive 1000 Sq/ft Internal Living Space
- Kitchen / Diner
- Cloakroom
- Duplex Garden Maisonette
- Corner Position Providing 180 Degree Wrap Around Garden
- Three Bedrooms
- West Facing Garden

Spanning over a 1000 Sq/ft of internal living space the property comprises of a welcoming entrance hall, spacious (full width of the property) lounge with French doors leading to a large, secluded west-facing garden which is private for the owners to enjoy and is a veritable oasis of calm in the heart of the Bow East London. The separate kitchen/diner is a lavishly sized space allowing the perfect setting for dining/entertaining friends and family. Completing the downstairs is a cloakroom and plenty of useful storage spaces. Upstairs there are three double sized bedrooms, stylish fully tiled bathroom.

Parnell Road is the leading road to 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, 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.

There are good bus routes from Roman Road and the nearest tube station is Bow Road (District and Hammersmith & City).

- *LEASEHOLD
- *LEASE START DATE - 1987
- *LEASE LENGTH - 125 years
- *SERVICE CHARGE - £1,700.00 pa
- *GROUND RENT - £10.00 pa
- *COUNCIL TAX - BAND C



Parnell Road, E3

Approx. Gross Internal Area 1040 Sq Ft - 96.62 Sq M (Excluding Shed)
Approx. Gross Internal Area 1205 Sq Ft - 111.94 Sq M (Including Shed)

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Ground Floor

Floor Area 521 Sq Ft - 48.40 Sq M



First Floor

Floor Area 519 Sq Ft - 48.22 Sq M

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.
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.

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