



Rounton Road, London, E3

BUTLER & STAG



**Price Guide £375,000 - £400,000**  
**Discover the potential of this duplex garden maisonette located on Rounton Road in the vibrant area of Bow. This property, requiring refurbishment, presents an exceptional opportunity for those looking to create their dream home in East London.**



## Leasehold

- Duplex Garden Maisonette
- Exceptional Opportunity For Those Looking To Create Their Dream Home
- Own Front Door
- Double Glazed Windows
- Direct Views Of Rounton Park
- Front and Rear Garden
- Conservative Annual Service Charges
- Two Bedrooms

Spread over two floors, this maisonette offers a generous layout with ample space for a comfortable and flexible living arrangement.

Enjoy the benefit of a private garden, a rare find in urban settings. The property is a blank canvas, ready for a renovation. Whether you're an experienced developer or looking to personalize your home, this maisonette offers the opportunity to design a space that reflects your taste and lifestyle.

The large living room on the ground floor features plenty of natural light and direct access to the garden, providing a seamless indoor-outdoor flow.

The property includes a separate kitchen, with potential to modernize and create a stylish space.

Upstairs, the property offers two well proportioned bedrooms, a bathroom providing a functional space, with the opportunity to redesign and install modern fixtures and finishes.

Situated on Rounton Road, this maisonette benefits from a prime location in Bow. The area is known for its community atmosphere, green spaces, and convenient access to local amenities, including shops, cafes, and schools.

Excellent transport links are within easy reach, with Bow Road and Mile End stations providing quick access to central London via the District, Hammersmith & City, and Central lines. The property is also well-served by local bus routes.

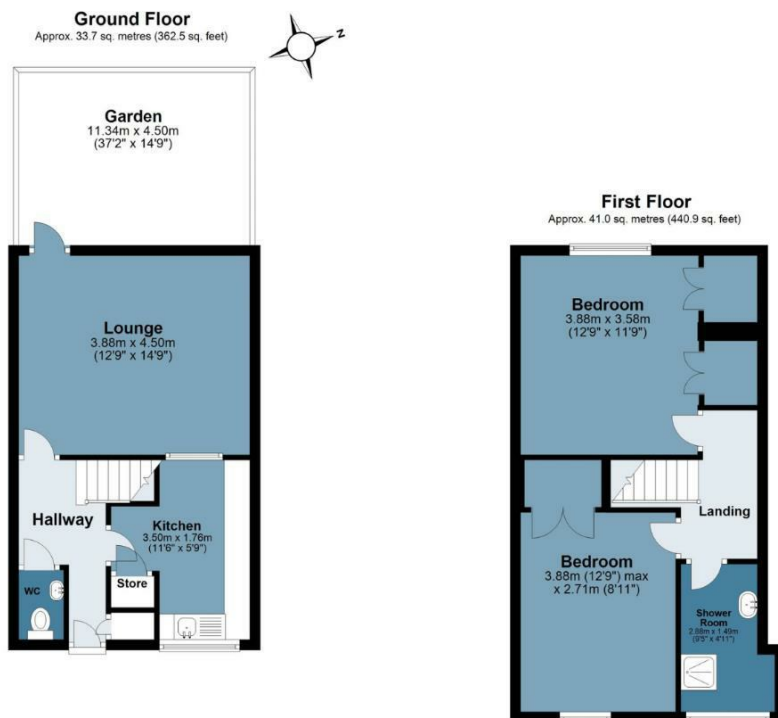




## Rounton Road

Approx. Gross Internal Area 74.6 sq. metres (803.4 sq. feet)

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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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