Ruston Street, London, E3

BUTLER & STAG

Guide Price £650,000 - £700,000
Situated on Ruston Street in Bow, just moments from the beautiful Victoria Park, this immaculately presented two bedroom freehold home has been thoughtfully extended to the ground floor and roofline, creating a bright and versatile living space. The property also offers exciting future development potential, including the possibility of adding an additional floor and creating a further rear extension.

Freehold

- Freehold House - 859 Sq/Ft Internal Living Space
- Two Bedrooms
- Private Car Parking Space In A Gated Facility
- Recently Refurbished Kitchen - With Integrated High End Appliances

The home benefits from a private car parking space within a secure gated compound, which is included in the property registry – a rare and valuable feature for the area.

Inside, the property has been upgraded with high-quality materials and modern finishes throughout. Newly installed double-glazed aluminum windows and a new entrance door enhance both energy efficiency and style, while a triple-glazed roof light floods the reception room with natural light. Engineered timber flooring runs through the main living spaces, complementing the recently refurbished kitchen, which includes integrated high end appliances and modern fittings.

The rear extension which is currently a dining room has been prepared to accommodate a future kitchen installation, offering flexibility for future redesign.

The principal bedroom occupies the entire top floor, creating a private retreat. Thoughtfully designed, the space features bespoke fitted wardrobes alongside cleverly integrated storage solutions tucked neatly into the eaves, maximising both functionality and style while maintaining a clean, uncluttered aesthetic.

A sleek and modern bathroom finished to a high standard, featuring a spacious walk-in shower and a stylish floating vanity sink that enhances the sense of space. The toilet is fitted with a concealed cistern for a clean, minimalist look, while large-format grey tiles feature on the floor and walls, creating a cohesive and modern aesthetic.

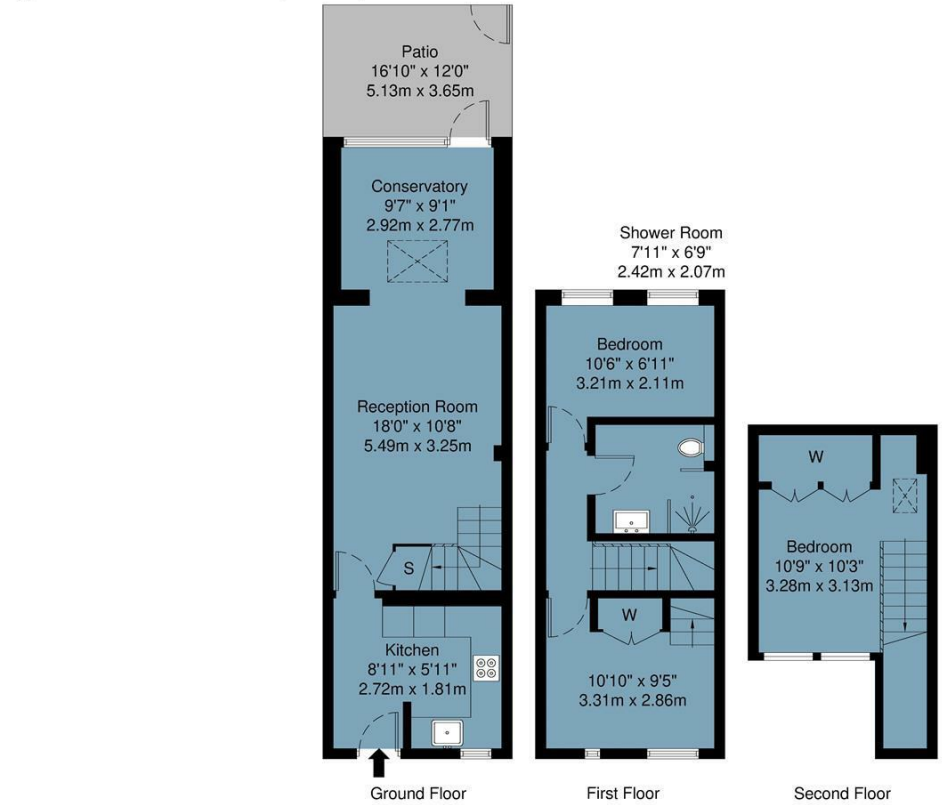
The principal bedroom occupies the top floor, creating a private and tranquil retreat. Thoughtfully designed, it features bespoke fitted wardrobes alongside cleverly integrated storage solutions built into the eaves, maximising both space and functionality without compromising on style. A dedicated dressing room leads

Whirlpool

barbican
Duchamp
Cage
Cunningham
Rauschenberg
Johns

Ruston Street, E3

Approx Gross Internal Area : 79.8 sq m / 859 sq ft



Measruements are approximate and for illustration purposes only. While we don 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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