



BUTLER & STAG

Whitton Walk | Bow
| E3

Price Guide £430,000 - £475,000

A beautifully presented split level, garden maisonette, measuring over 840 sq/ft of internal living space just a moments' walk to the social hub of Roman Road and the gates of Victoria Park.

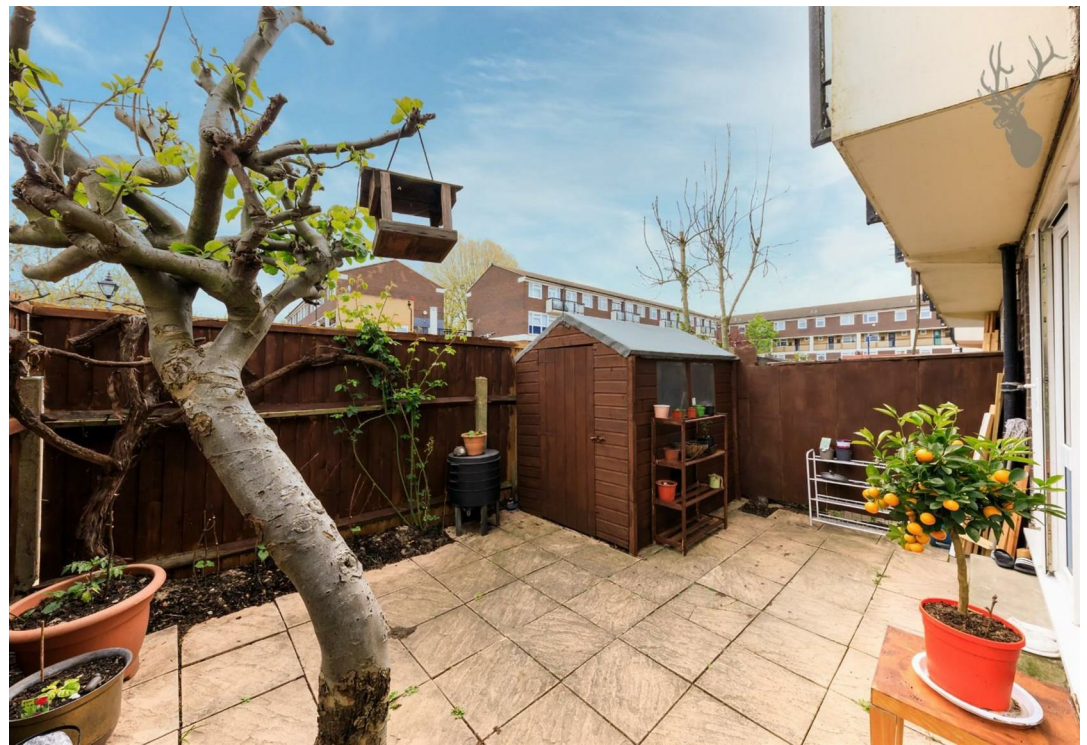
- Rear Private Garden • Split Level Maisonette • Over 840 Sq/ft of Living Space • Historic Roman Road Close By • Two Bedrooms • Modern Interiors • Front Garden*

Price Guide £430,000 | Leasehold

Accessed via your own front door the property comprises eat-in kitchen, a well-proportioned living room with double glazed windows/doors leading to a delightful garden. Upstairs there are two double bedrooms and bathroom with separate toilet. Throughout there is good built-in storage and cupboard space, whilst the property is well-presented and in great condition.

Whitton Walk is within easy reach of Victoria Park, the Olympic Village and amenities of Roman Road. Multiple transport links are easily accessible including bus routes from Bow Road, whilst Bow Road (District and Hammersmith & City) and Bow Church DLR both offer swift and direct access to Canary Wharf, The City and West End.



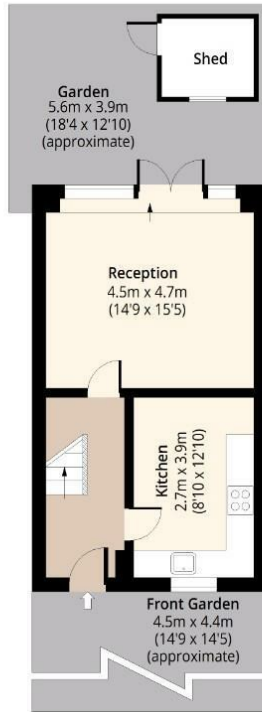


Whitton Walk, E3



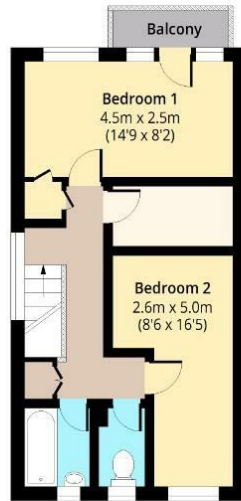
Ground Floor

Approx. 36.88 Sq. meters (397 Sq. feet)



First Floor

Approx. 41.43 Sq. meters (446 Sq. feet)



Total area: approx. 78.31 Sq. meters (843 Sq. feet) (Excluding Balcony)
 Total area: approx. 80.31 Sq. meters (864 Sq. feet) (Including Balcony)
 For illustration purposes only - not to scale
 www.lpaplus.com



BUTLER & STAG

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		