



BUTLER & STAG

Douro Street | Bow
| E3

*****Guide Price £775,000 - £800,000** -***

Set within one of East London's historical conservation areas is this Victorian style three bedroom house.

• Fairfield Conservation area • Pretty Tree Lined Turning • Close to Victoria Park • Sash Windows • Two Bathrooms • South Facing Garden

Price Guide £775,000

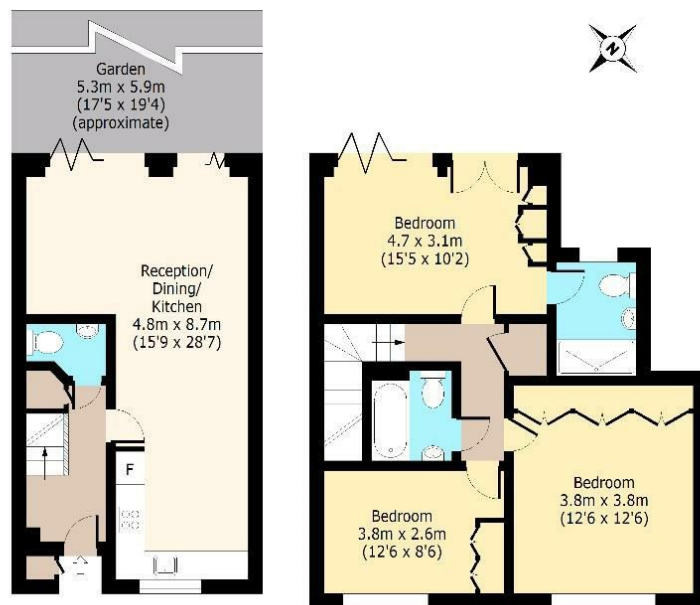
The property benefits from having engineered oak flooring running continuously throughout the ground floor and features a designer kitchen which is open plan to the dining/living area creating a great social flow to the property. The Bi-folding doors are a great addition allowing a wealth of natural light in to the property and gives easy access to the south facing garden.

The first floor is comprised of a master bedroom which has floor to ceiling height Bi-folding doors leading to a Juliette balcony, fitted wardrobes and stylish en-suite shower room. There are two further double sized bedrooms both with fitted wardrobes and family sized bathroom.

Duoro Street is a pretty tree lined no through turning giving residents easy access to Victoria Park, Westfield Shopping centre, and good transport links, including Hackney Wick (London Overground), Bow Road (District and Hammersmith & City) Bow Church (DLR) and Mile End (Central line).







Total area: approx. 101 Sq. meters (1084 Sq. feet)
For illustration purposes only - not to scale
www.lapplus.com

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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	