



BUTLER & STAG

Chisenhale Road | Bow
| E3

Three bedroom split level maisonette, set within the lovely and much sought after North Bow conservation area, in close proximity to Roman Road and Victoria Park.

• Split Level Maisonette • Private Garden • No Onward Chain • Three Bedroom Victorian Conversion • Driffield Conservation Area • Victoria Park

Location

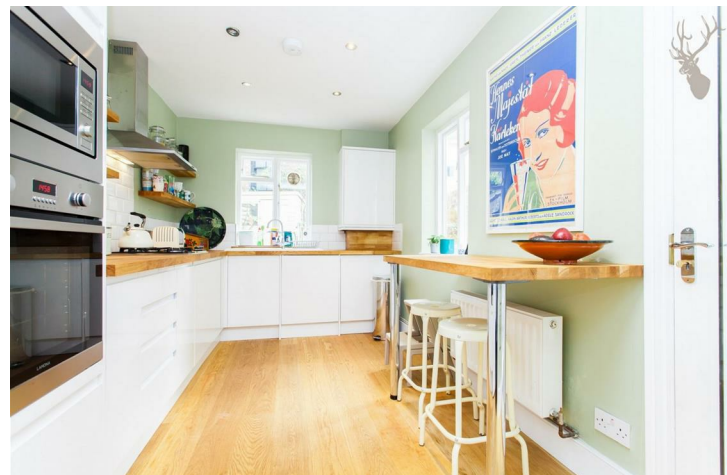
Asking Price £750,000

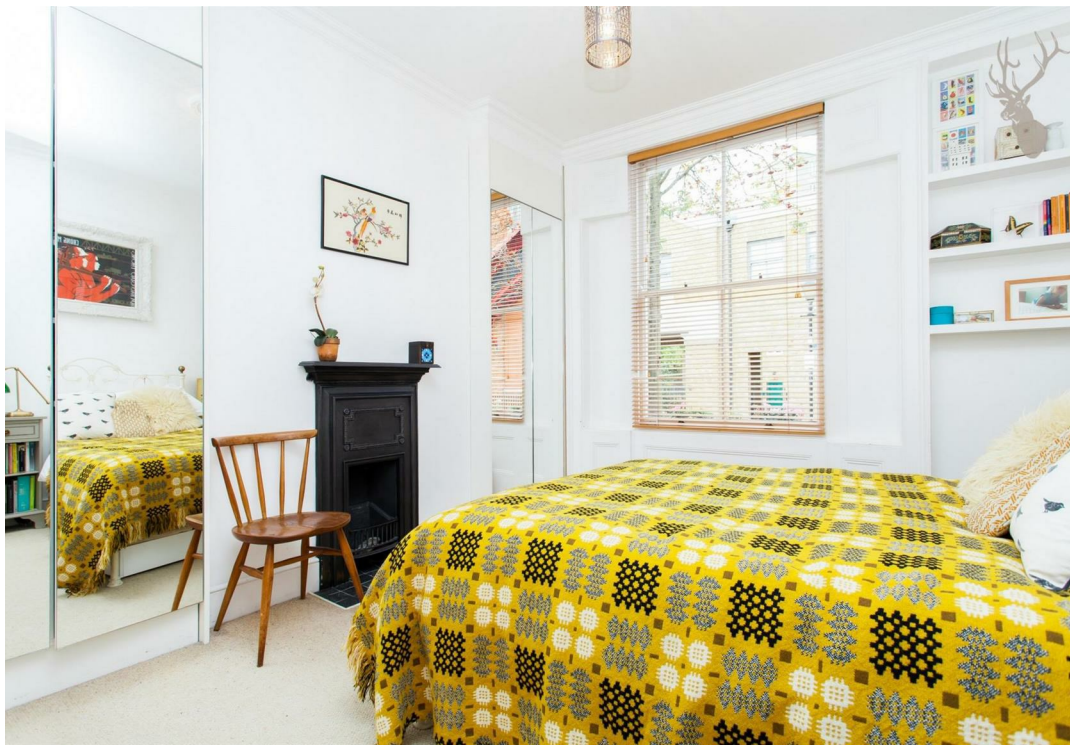
A lovely three bedroom split-level garden maisonette, set within the lovely and much sought after North Bow conservation area, in close proximity to Roman Road and Victoria Park.

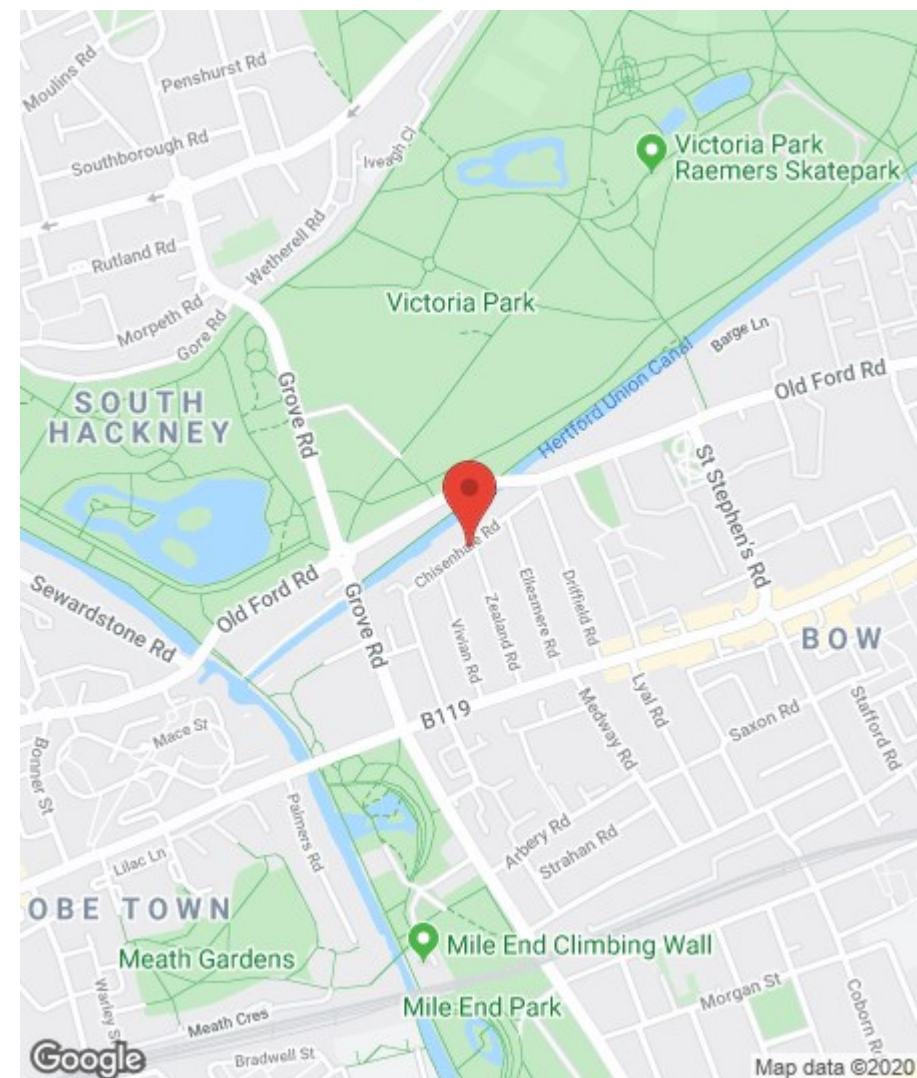
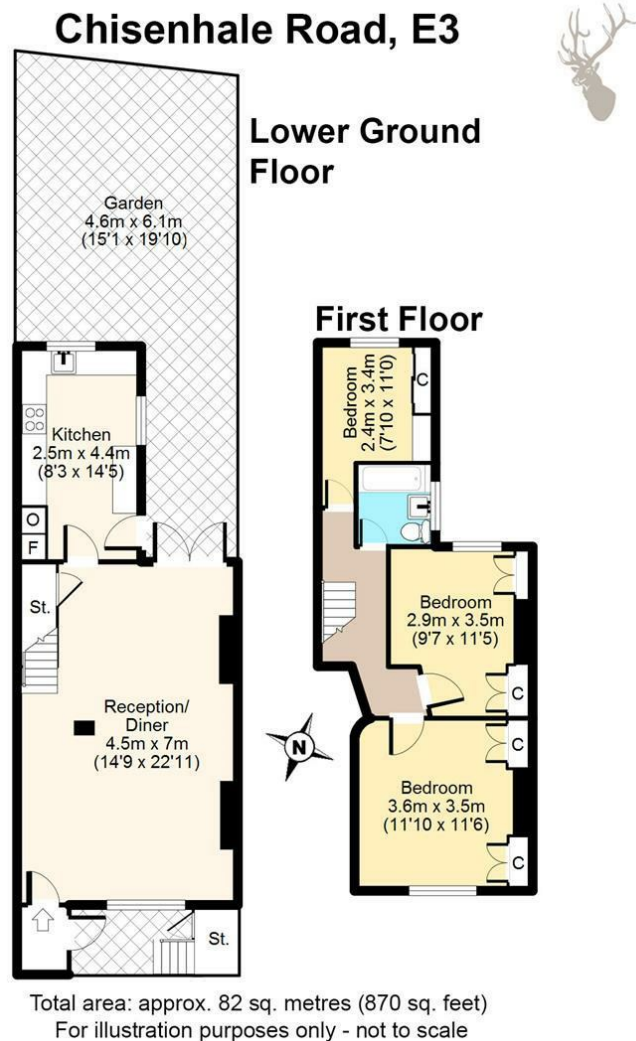
Accessed via its own front door the property has been opened out on the lower ground floor to create a fantastic family room/entertaining space which boasts feature fireplaces, engineered oak floors and double patio doors that lead to the south facing, private rear garden. The kitchen is beautifully finished with solid wood worktops and bright contemporary units with fully integrated appliances and a breakfast bar with matching solid wood worktop. Upstairs there are three bedrooms all fitted with bespoke wardrobes and a family bathroom.

Chisenhale Road is a pretty tree lined turning accessed off Roman Road which is the main social hub for the area and benefits from independent boutiques, trendy coffee shops and an array of eateries. The renowned Chisenhale Primary School is literally next door

The North Bow conservation area also borders Victoria Park which is easily accessible and great for running, dog walks whilst playing host to popular festivals and events throughout the year.







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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	