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# McCullum Road, Bow, London, E3 5HZ

## Guide Price £425,000 - £450,000



GUIDE PRICE £425,000-£450,000. Located within easy reach of Bow Underground and Victoria Park, is this fantastic three bedroom split level maisonette. The property is arranged over the top two floors and enjoys two balconies and a fabulous spacious living area. Furthermore the property is offered for sale with no onward chain which makes it an ideal first time or buy to let investment. The first accommodation boast from two large bedrooms and the main bathroom, whilst the top floor houses a spacious living room, large kitchen, a further single bedroom and balcony.

The property is also located within walking distance to Roman Road Market, a great East End market with lots of history and an array of shops and places to eat. Victoria Park is located within a few minutes and makes a great place for a casual stroll, picnics and even outdoor activities. An early viewing is highly recommended.

272 Barking Road, Plaistow, London, E13 8HR | 0207 474 2345  
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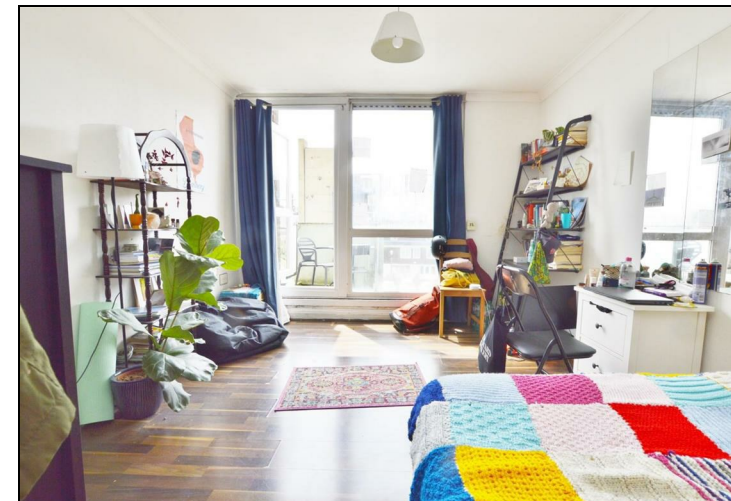
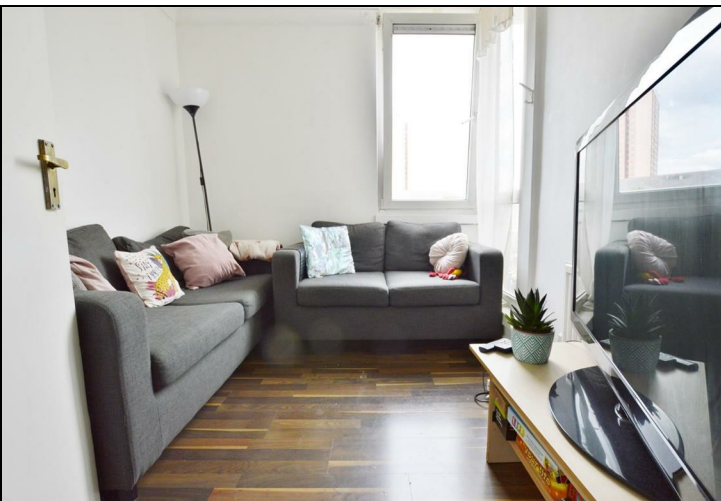
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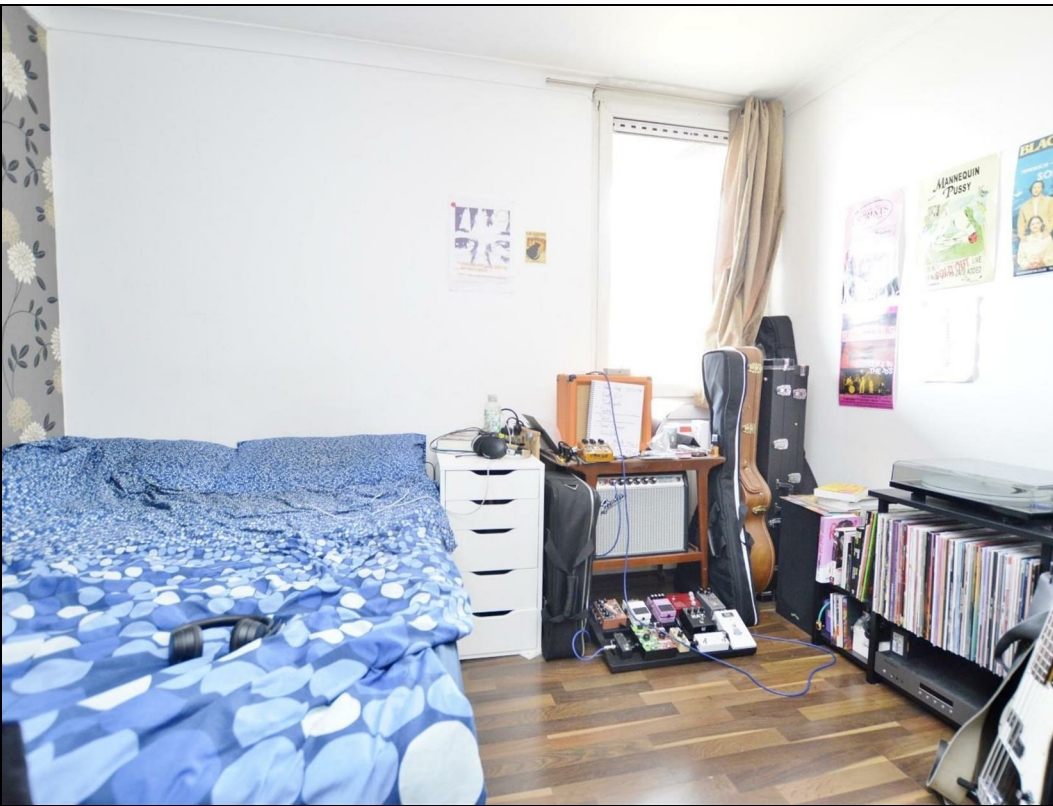


## KEY FEATURES

- THREE BEDROOMS
- SPLIT LEVEL MAISONETTE
- EASY REACH OF ROMAN ROAD MARKET
- BALCONY
- NO ONWARD CHAIN
- LARGE RECEPTION ROOM
- NEAR TO VICTORIA PARK
- BOW ROAD UNDERGROUND.

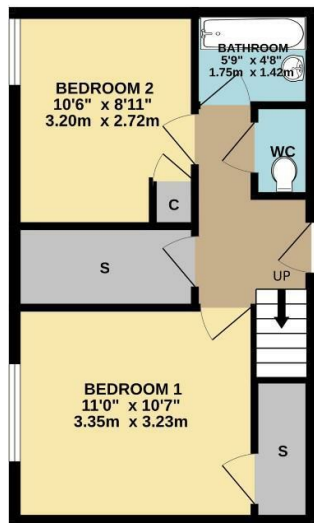




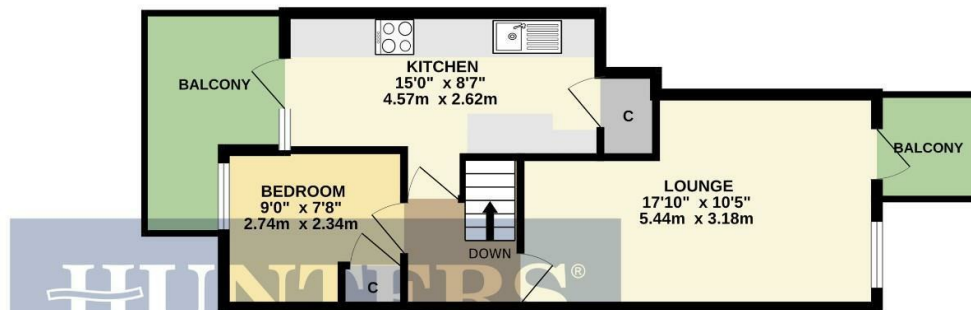




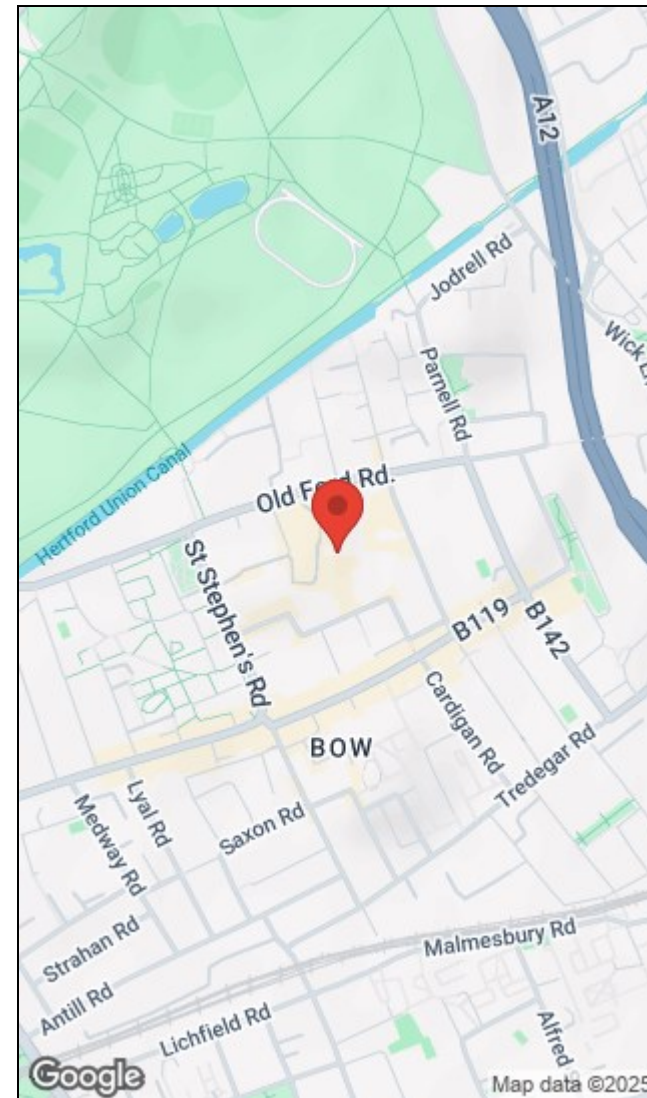
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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