



BUTLER & STAG

Brokesley Street | Bow
| E3

Price Guide £1,250,000 - £1,500,000

Centred within the Tower Hamlets Cemetery Park Conservation Area is this simply stunning four storey, Victorian house. Having been fully refurbished by the current owner with materials of exceptional quality, to create an eclectic mix of period charm and a high specification finish.

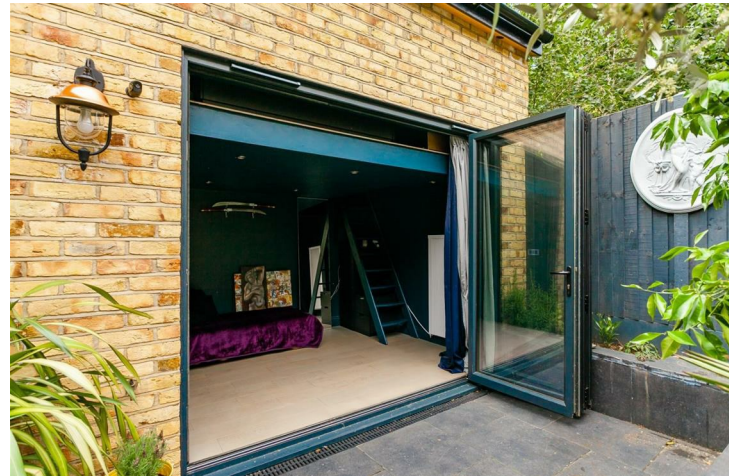
- Conservation Area • Four Storey Victorian House • Fully Refurbished • Out Building • 2296 Sq/ft of Living Space • Period Features • High Specification Finish • 4 Bathrooms • 4 Bedrooms*

Price Guide £1,250,000 | Freehold

This London residence offers inspired living space with a self-contained out-building in the garden which is ideal for those individuals who are looking to work from home or have the extended family stay over.

Entering on the raised ground floor the level of finish is apparent with a double reception room which has been opened to create one beautiful free flowing space. On the first floor there is a incredible bathroom with a freestanding roll top bath, Fired Earth porcelain tiles, exposed brick London stock brick work and a oversized walk-in shower. The main bedroom is full width of the home and is a breath taking size boasting its own opulent en-suite bathroom. On the second floor there are two well proportioned bedrooms both with period fireplaces.

The lower ground floor offers a huge open-plan space with a bespoke kitchen, shower room and bi-folding doors leading out to a West facing rear garden.

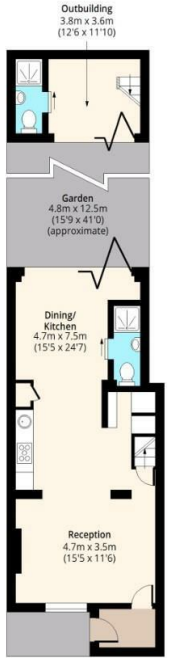




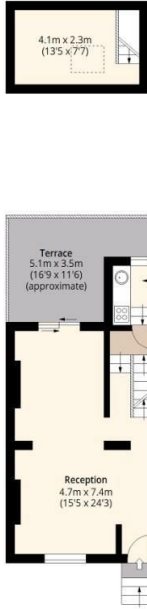
Brokesley Street, E3



Lower Ground Floor
Approx. 52.52 Sq. meters (565 Sq. feet)



Upper Ground Floor
Approx. 38.33 Sq. meters (413 Sq. feet)



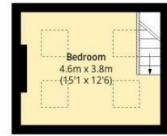
First Floor
Approx. 35.25 Sq. meters (379 Sq. feet)



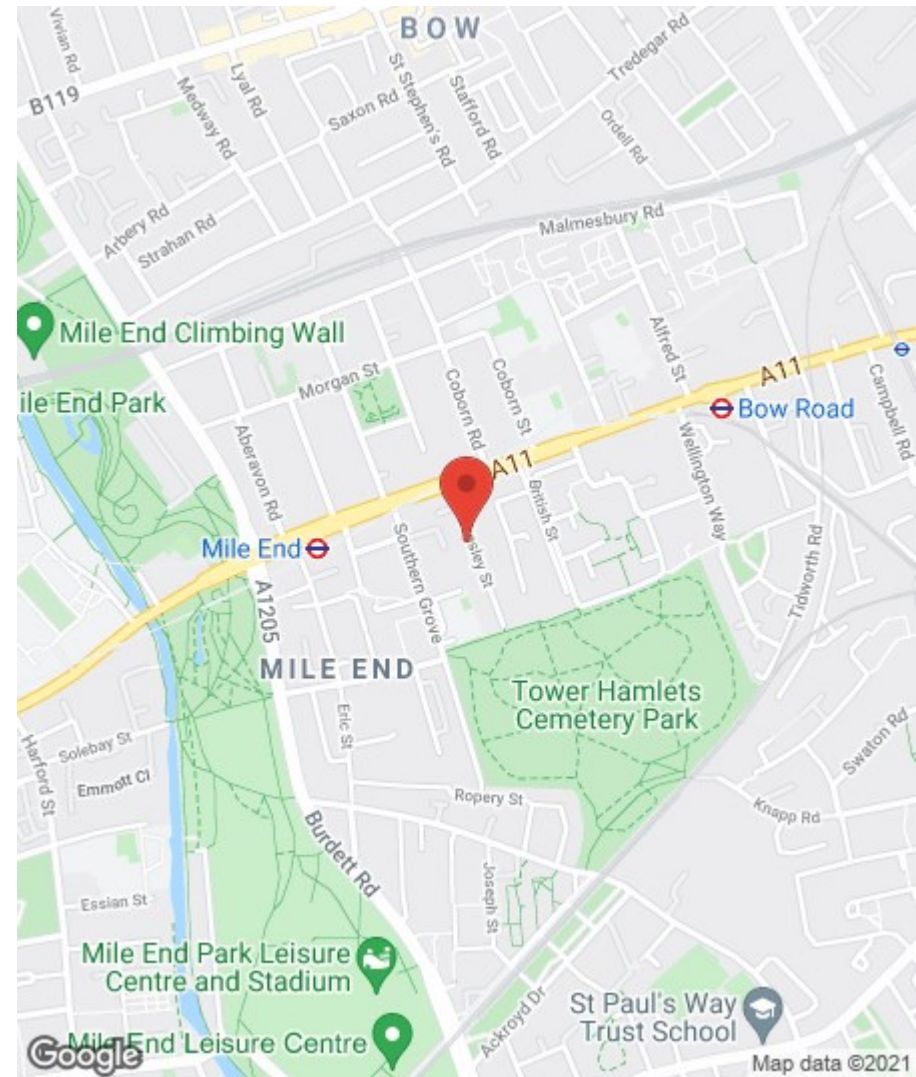
Second Floor
Approx. 34.78 Sq. meters (374 Sq. feet)



Third Floor
Approx. 17.86 Sq. meters (192 Sq. feet)



Total area - approx. 213.41 Sq. meters (2296 Sq. feet) (Including Terrace)
Total area - approx. 178.74 Sq. meters (1923 Sq. feet) (Excluding Terrace)
For illustration purposes only - not to scale
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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	
	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	
	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

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