



Middleton Road, London, E8

BUTLER & STAG



**Price Guide £1,000,000 - £1,100,000**  
**Providing huge scope to add value through improvement and re-modelling, is this four storey, 19th century, freehold entity. Situated within the Kingsland Conservation Area and forming part of this charming residential enclave, the property suits those looking to implement their own ideas and tastes in the form of a renovation project. Cash Buyers Only**



## Freehold

- Kingsland Conservation Area
- Scope to Add Value Through Improvement
- London Fields Park A Moments Walk Away
- 19th Century Freehold Entity
- Rear Garden
- Four Bedrooms

With its prime location, architectural character, and potential for renovation, this is an enticing prospect for those looking to make their mark on a piece of London's rich heritage.

This Victorian gem is situated in the sought-after area of London Fields, known for its vibrant atmosphere, green spaces, and excellent amenities. Residents can enjoy easy access to trendy cafes, boutiques, and artisanal markets, as well as the picturesque London Fields Park.

Do not miss out on this opportunity and enquire today.



## Middleton Road

Approx. Gross Internal Area 71.8 sq. metres (773.1 sq. feet)

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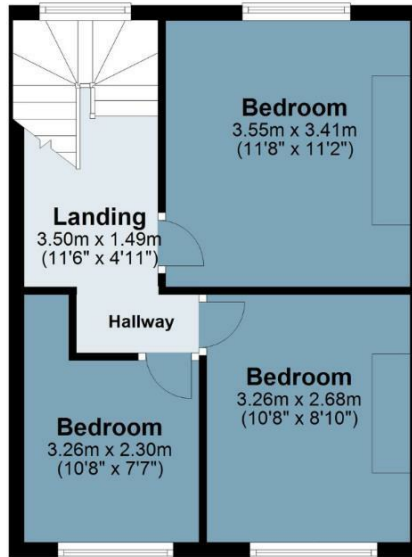
### First Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



### Second Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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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.

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