



Grove Road, London, E3

BUTLER & STAG



Substantial period family home with charming original features, enviably located between Victoria Park and Mile End station.



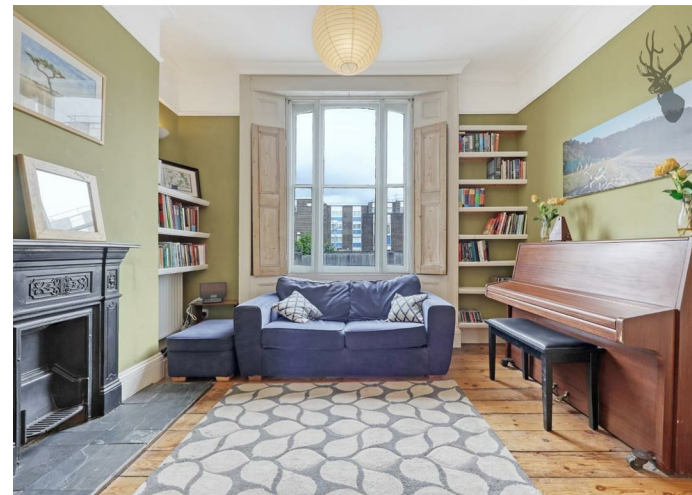
- Four/Five Bedroom Period Family Home
- Located Between Victoria Park and Mile End Station
- West-Facing Rear Garden
- Direct Access to Mile End Ecology Park
- Excellent Decorative Order Throughout
- 1754 Sq Ft of Internal Living Space
- Offered Furnished or Unfurnished
- Available from 17th August 2024

Comprising of four/five bedrooms, this inviting townhouse is beautifully arranged over four floors and features plenty of living space and a bright kitchen/diner which opens out onto a west-facing rear garden, that provides direct access to Mile End Ecology Park and Regent's Canal.

Equipped with a gorgeous main bathroom and a further modern en-suite shower room to the top floor master bedroom, which also houses a dressing area. Further benefiting from flexible space on the upper ground floor where two adjoining rooms can be used as either receptions or bedrooms, two further good-sized double bedrooms are located on the first floor.

Available from 17th August 2024 and offered either furnished or unfurnished.

EPC Rating D
Council Tax Band E



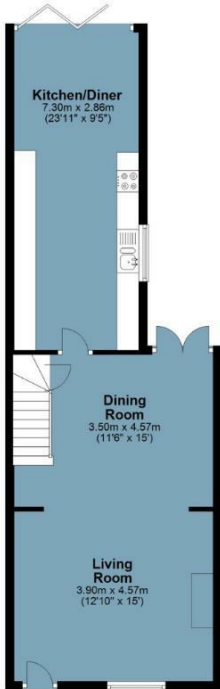


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Approx. Gross Internal Area 163 sq. metres (1754.4 sq. feet)



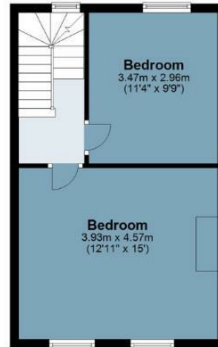
Lower Ground Floor
Approx. 55.5 sq. metres (596.9 sq. feet)



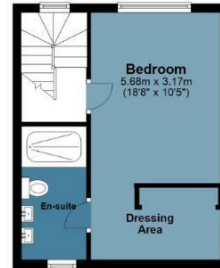
Ground Floor
Approx. 47.3 sq. metres (509.1 sq. feet)



First Floor
Approx. 34.3 sq. metres (369.0 sq. feet)



Second Floor
Approx. 26.0 sq. metres (279.4 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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