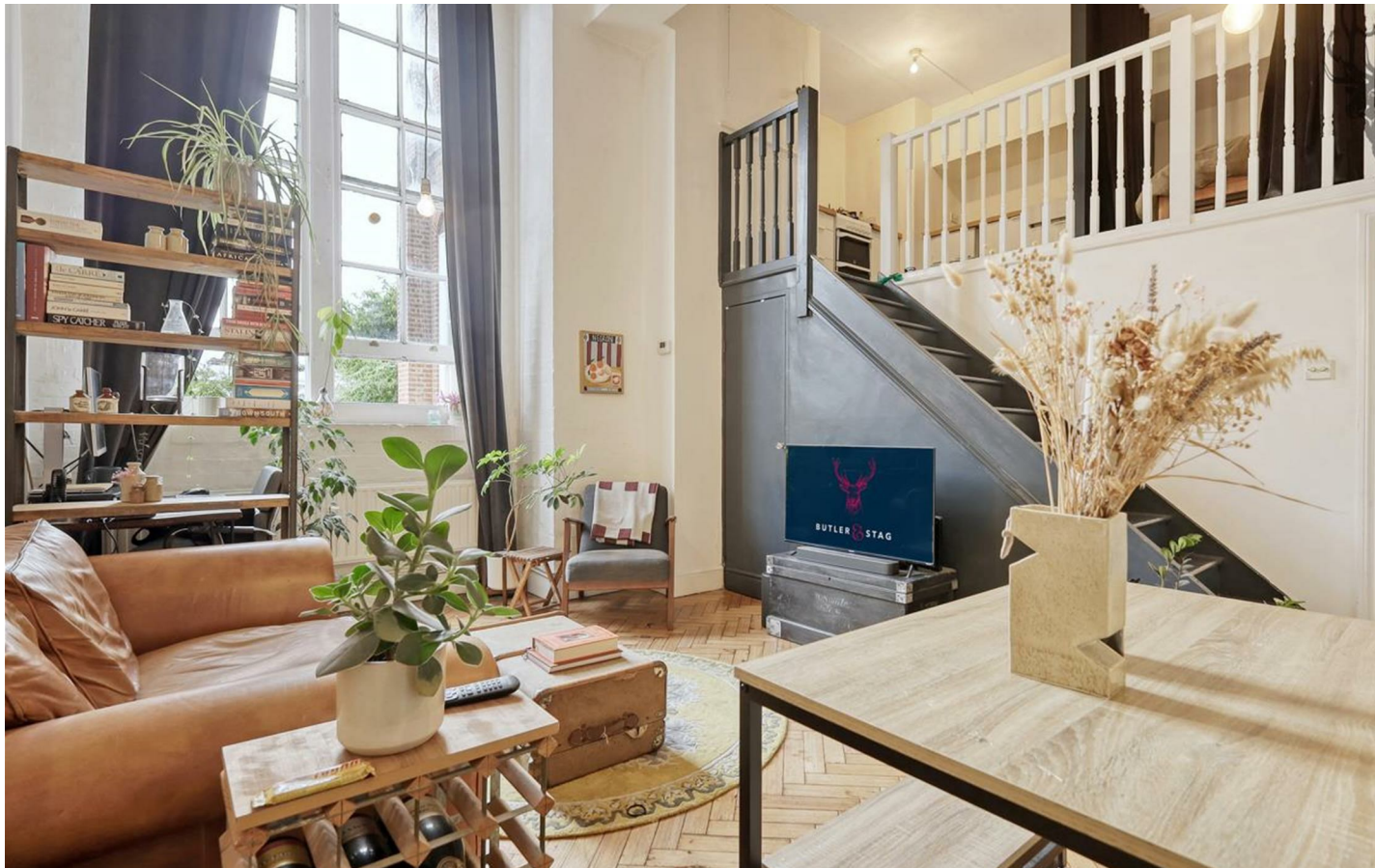




Arbery Road, London, E3

BUTLER & STAG



**Guide Price - £450,000 to £475,000**  
**Nestled in the heart of the Bow Conservation Area, this exquisite one-bedroom mezzanine-style apartment offers a unique blend of historic charm and contemporary living. Situated within a former school building, this conversion retains its original character while providing all the modern amenities one could desire.**



## Leasehold

- One Bed Mezzanine Style Apartment
- Close To Amenities Of Roman Road
- Close To Victoria Park
- Chain Free
- Victorian School Conversion
- Period Character
- Bow Conservation Area
- Natural Light Throughout

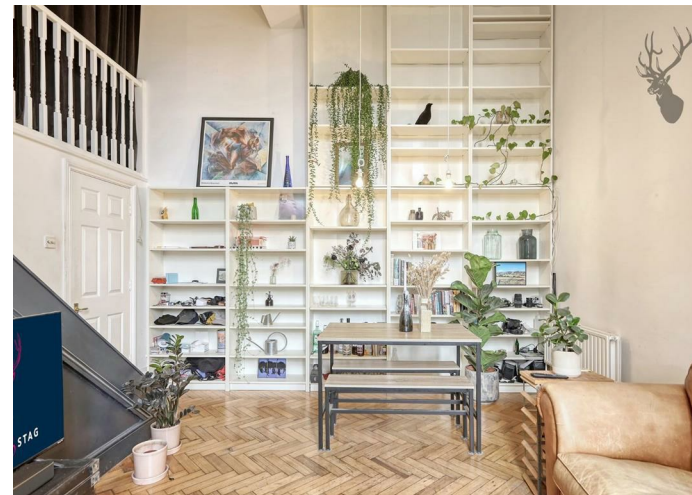
This one bedroom apartment with exciting double-height accommodation is housed in the former gymnasium of a beautifully restored school building dating back to 1860. Showcasing period features such as large sash windows, high ceilings, and exposed brickwork blending seamlessly with modern fixtures and fittings.

The apartment is entered on the first floor. It has a favourable position in the building, with walls that don't abut any of the neighbouring apartments. Upon entering, there is a hallway with coat storage, and a modern bathroom to one side. The wonderful reception room has ceilings almost 5M in height. It retains the original parquet floor of the gymnasium with a wall of full height shelving at one end and a storage cupboard beneath the stairs as well its own bike storage. The open-plan mezzanine design enhances the sense of space and light, creating a stylish and versatile living area. The upper mezzanine level serves as a cozy bedroom and kitchen area overlooking the living space below, perfect for maintaining a connection to the apartment's communal areas while enjoying privacy.

**Natural Light:** Large, original windows flood the apartment with natural light, creating a bright and inviting atmosphere. The clever use of glass and open space ensures that light penetrates every corner of the apartment.

**Medway Conservation Area:** Located in the prestigious Medway Conservation Area, the apartment benefits from a tranquil, picturesque setting while being close to the vibrant energy of East London. This area is known for its charming streets, green spaces, and community feel.

**Local Amenities:** The apartment is within walking distance of Mile End station and the vibrant Roman Road Market which offers a bustling atmosphere and a variety of goods from independent traders. Nearby are a wide range of local amenities





## Schoolbell Mews, E3

Approx. Gross Internal Area 50 Sq M ( 538 Sq Ft )

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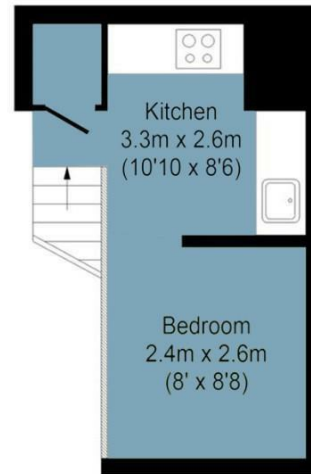
### First Floor

Approx. 35 Sq. meters (377 Sq. feet)



### Second Floor

Approx. 15 Sq. meters (161 Sq. feet)



= Reduced headroom  
below 1.5 m / 5'0"

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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**BUTLER & STAG**

☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ bow@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)

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.