



Arbery Road, London, E3

BUTLER & STAG



**Nestled in the Medway Conservation Area on the sought-after Arbery Road, this delightful three-bedroom Victorian house presents an exciting opportunity for those looking to create their dream home. Retaining much of its original character, this property is brimming with potential, requiring modernisation throughout to restore it to its former glory.**



## Freehold

- Medway Conservation Area
- 1262 Sq/Ft Internal Living Space
- Potential for Expansion (Subject To Planning Permission)
- Mile End Tube Station A Moments Walk Away
- Victorian House
- Three Bedrooms
- South Facing Garden
- Award Winning Victoria Park Close By

Offering generous living spaces across two floors, the house includes three well-proportioned bedrooms, providing ample room for a growing family or the flexibility to create a home office or guest room.

With scope to extend or reconfigure (subject to planning permission), the property offers the possibility to increase living space further.

The private rear garden provides a blank, perfect for creating an outdoor retreat.

Situated on Arbery Road, the property benefits from a quiet residential setting while being within easy reach of Bow Road and Mile End tube stations, offering excellent transport links to the City and beyond.

The vibrant neighbourhood of Bow offers a range of local amenities, including shops, cafes, and green spaces such as Victoria Park, all within walking distance.

This property is ideal for buyers with vision, looking to put their stamp on a characterful home in a prime East London location. With its potential for modernisation, this Victorian house could be transformed into a stunning residence that perfectly blends period elegance with modern living.





# Arbery Road

Approx. Gross Internal Area 117.3 sq. metres 1262.4 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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