



Roman Road, London, E3

BUTLER  STAG



Guide Price 1,250,000 - £1,300,000
Set within the Medway Conservation Area and situated on the historic Roman Road, this handsome mid-19th century residence offers contemporary refinement and spacious living. Extended to the ground floor and thoughtfully designed across three stories with an elegant mansard roof, the home provides a bright and expansive living space and an exceptional standard of living for modern family life.



Freehold

- Handsome Three Story (Extended) Victorian House
- South Facing Garden
- Sash Windows / Stripper Floor Boards
- Three Bedrooms
- Two Bathrooms
- Lavish Sized Kitchen/Diner
- Double Through Reception
- Historic Roman Road Market , Mile End Tube Station & Victoria Park

The house presents a smart façade that contributes to the repetitive and rhythmic character of the streetscape with its cornice and consoles to front door openings, sash windows, and London stock brick work to name all but a few.

Entering the front door, you are greeted with white cotton walls and contrasting exposed floor boards which run through the entirety of both the hallway and double through reception room. Heading into the reception room you immediately acknowledge the bespoke alcove shelving/cabinetry either side of the chimney breast which complements the additional period features of the wood panelling, , sash windows, feature fire place and exposed floor boards.

Entering the back half of the home you head through to a lavishly sized kitchen/dining area, allowing the perfect setting for dining/entertaining friends and family. The minimalist cabinetry, neutral colours and metallic accents provide a subtle elegance that blends beautifully with the contemporary edge of marble style work top, glass splash back and uncluttered vibe. Finishing off the downstairs is a convenient cloak room.

Upstairs the main bedroom boasts a lavishly sized dimension which is full width of the house, twin aspect sash windows, high ceilings and the ability to re-introduce a feature fireplace should the discerning new owner decide to do so. The second bedroom is a comfortable double size. Completing the first floor to the back addition of the home there is an opulent sized family bathroom.

Occupying the entire top floor, this expansive bedroom suite offers exceptional privacy and comfort. With generous proportions and elevated views towards the financial district that is Canary Wharf, it features a sleek en-suite bathroom, creating a self-contained haven ideal for guests, older children, or use as a luxurious





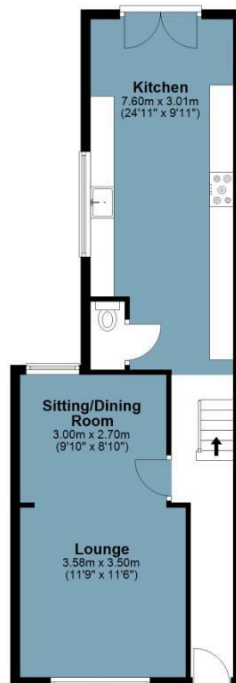
Roman Road

Approx. Gross Internal Area 141.1 Sq M (1518.6 Sq Ft)

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Ground Floor
Approx. 51.3 sq. metres (552.0 sq. feet)



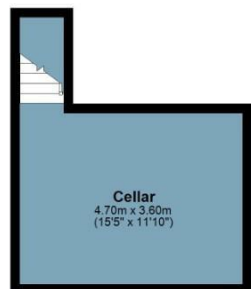
First Floor
Approx. 44.3 sq. metres (476.7 sq. feet)



Second Floor
Approx. 26.7 sq. metres (287.9 sq. feet)



Basement
Approx. 18.8 sq. metres (202.0 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.