



Roman Road, London, E3

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**Set over two floors, this three bedroom, 923 Sq/Ft duplex apartment provides huge scope to add value through improvement and redecoration. The property suits those looking to implement their own ideas and tastes in the form of a renovation project.**

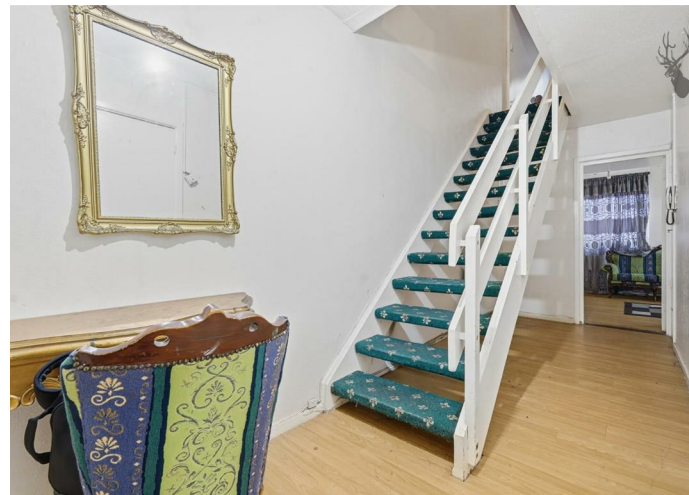


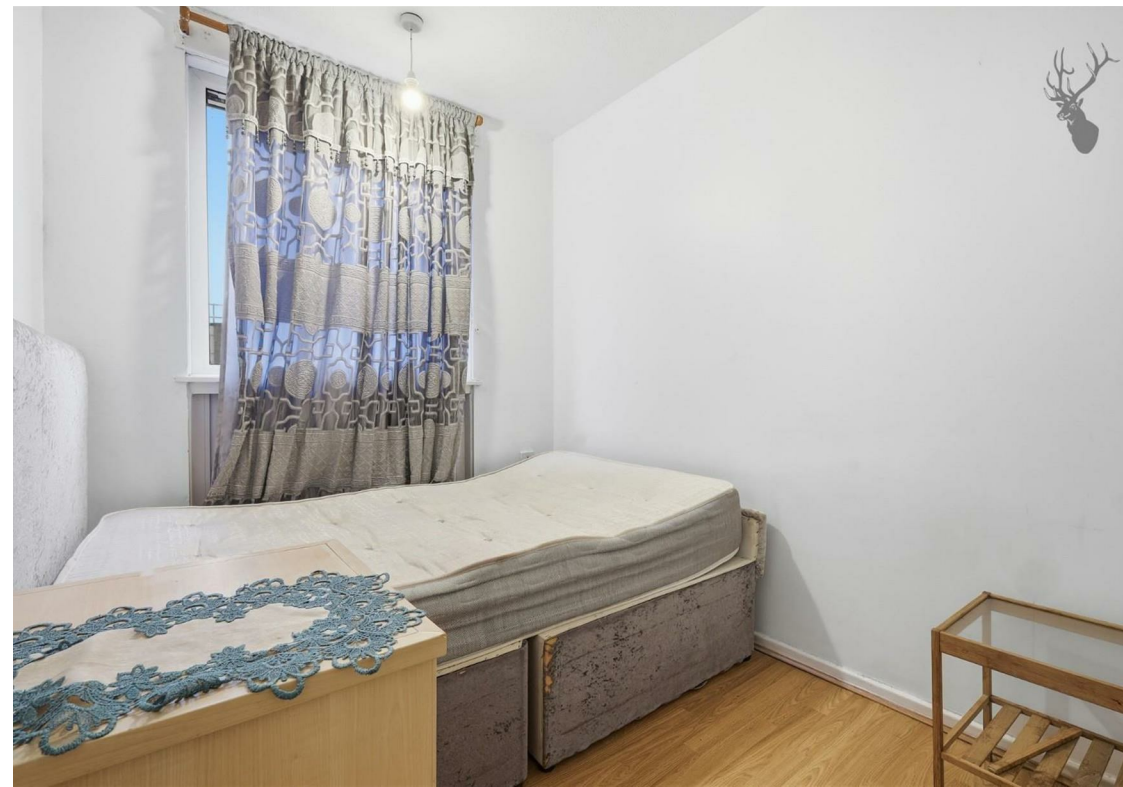
## Leasehold

- Duplex Apartment
- Separate Kitchen
- One Family Bathroom
- Large Reception Room
- Three bedrooms
- In Need Of Modernisation — Blank Canvas For Renovation

The accommodation currently comprises an entrance hall, a large reception room, a separate kitchen, three bedrooms arranged across the top floor and a family bathroom. The property has high ceilings and an airy feel but is in need of a full programme of modernisation.

This is an ideal purchase for a buyer looking to create a bespoke home in Bow or an investor aiming to modernise and reposition the asset for the rental market. Roman Road's shops, cafés and market are nearby, plus excellent transport links into the City and West End.

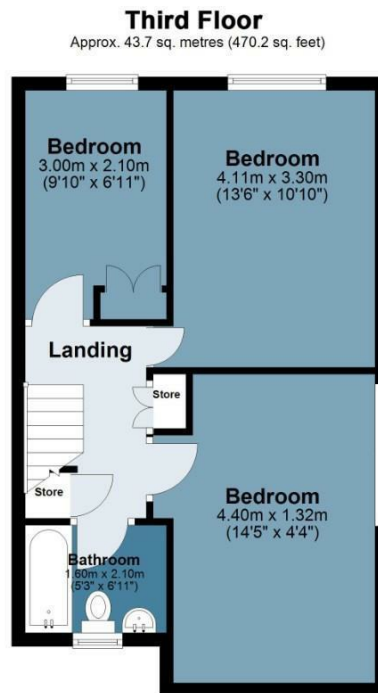
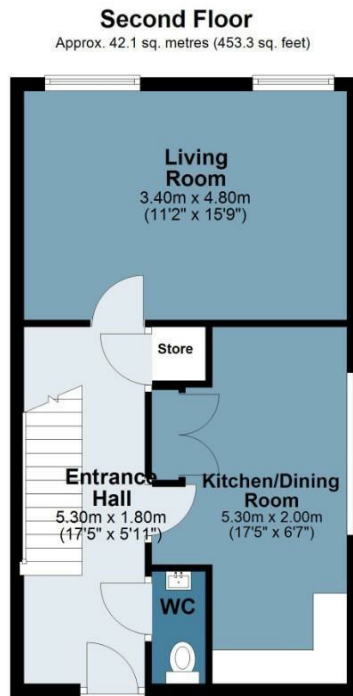




## Crane House

Approx. Gross Internal Area 85.8 Sq M ( 923.5 Sq Ft )

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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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