

BUTLER & STAG

Tredegar Road, Bow, E3
London

£1,100,000



Tredegar Road

Bow, E3

Set within a secure gated environment in the highly sought-after Roman Road Market Conservation Area, this exceptional detached London residence offers 1,472 Sq/Ft of beautifully appointed internal living space, arranged over two floors and finished to a contemporary standard throughout.

- Detached London Residence – Set Within A Secure Gated Environment
- Recently Landscaped – South Facing Garden
- Three Bedrooms / Two Stylish Bathrooms
- 1472 Sq/Ft Internal Living Space
- Down Stairs Toilet/Cloakroom
- Driveway With Car Turn Table & Space For Up To Three Cars
- Flexible Living Arrangement
- Excellent Road Connectivity, With Easy Access To A11 & A12, Providing Convenient Links To The M11 & M25 Motorway
- A Moments Walk To Mile End – Bow Road – Bow Church Train Stations
- Victoria Park / Elizabeth Park / Westfield Shopping Centre & London Stadium Close By



The ground floor centres around an impressive open-plan living and entertaining space, where bi-folding doors open directly onto a south-facing garden, creating a seamless connection between indoor and outdoor living. The sleek, modern kitchen features elegant stone work surfaces and a central island, providing both a stylish focal point and a practical space for everyday living and entertaining.

Also situated on the ground floor is a lavishly sized principal bedroom, complete with a walk-in wardrobe and en-suite bathroom, offering a private and luxurious retreat. A separate guest cloakroom adds further convenience.

The first floor comprises two additional bedrooms, each benefiting from an abundance of natural light through multiple skylights, creating bright and inviting spaces. Offering excellent flexibility, one of the bedrooms could alternatively be utilised as a reception room, home office or additional living area to suit the needs of the discerning purchaser. A contemporary bathroom completes the upper level.

Externally, the property benefits from a desirable south-facing garden, private driveway and an innovative car turntable, providing convenient and efficient parking within the secure gated setting.

Combining contemporary design, versatile accommodation and secure off-street parking, this distinctive home presents a rare opportunity to enjoy modern London living within the characterful surroundings of the Roman Road Market Conservation Area.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



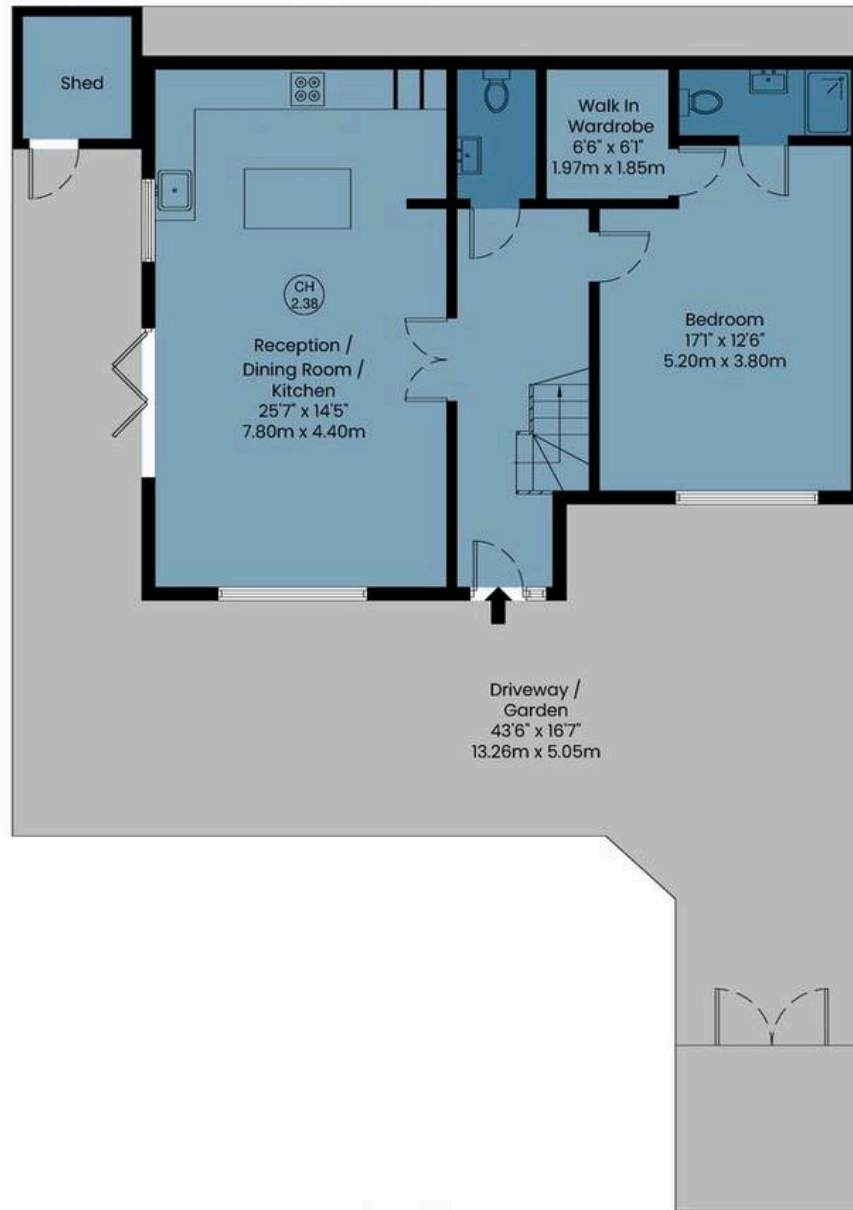




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Approx Gross Internal Area : 136.8 sq m / 1472 sq ft

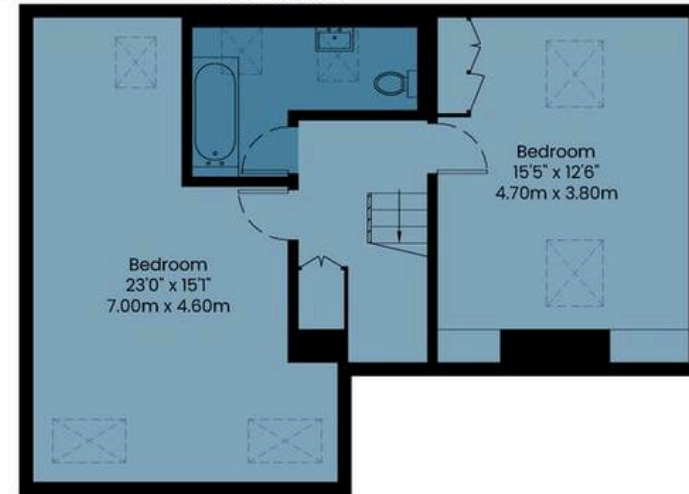
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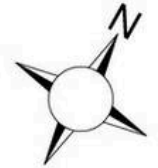
Ground Floor

En-Suite
6'0" x 3'3"
1.84m x 0.98m

Bathroom
11'8" x 7'7"
3.56m x 2.32m



First Floor



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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