



Gernon Road, London, E3

BUTLER & STAG



Located on the cusp of the Medway Conservation area and being only a moments' walk to both Victoria Park and Mile End Park, this three-bedroom duplex maisonette makes for an excellent choice for a discerning buyer looking for their first home in the capital, or a smart investment in a prime E3 location.

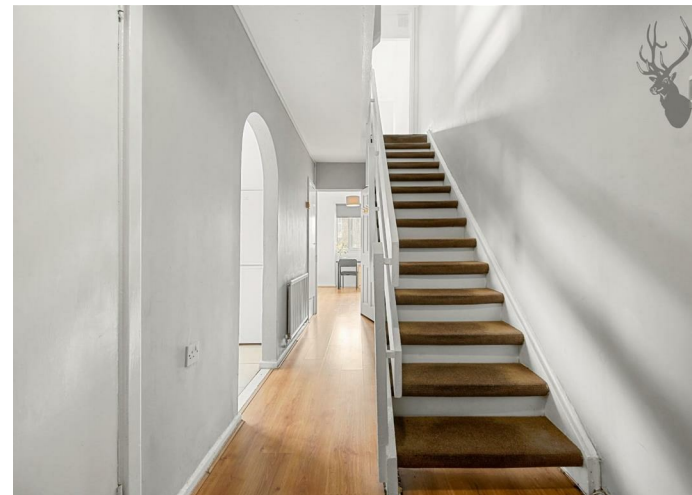


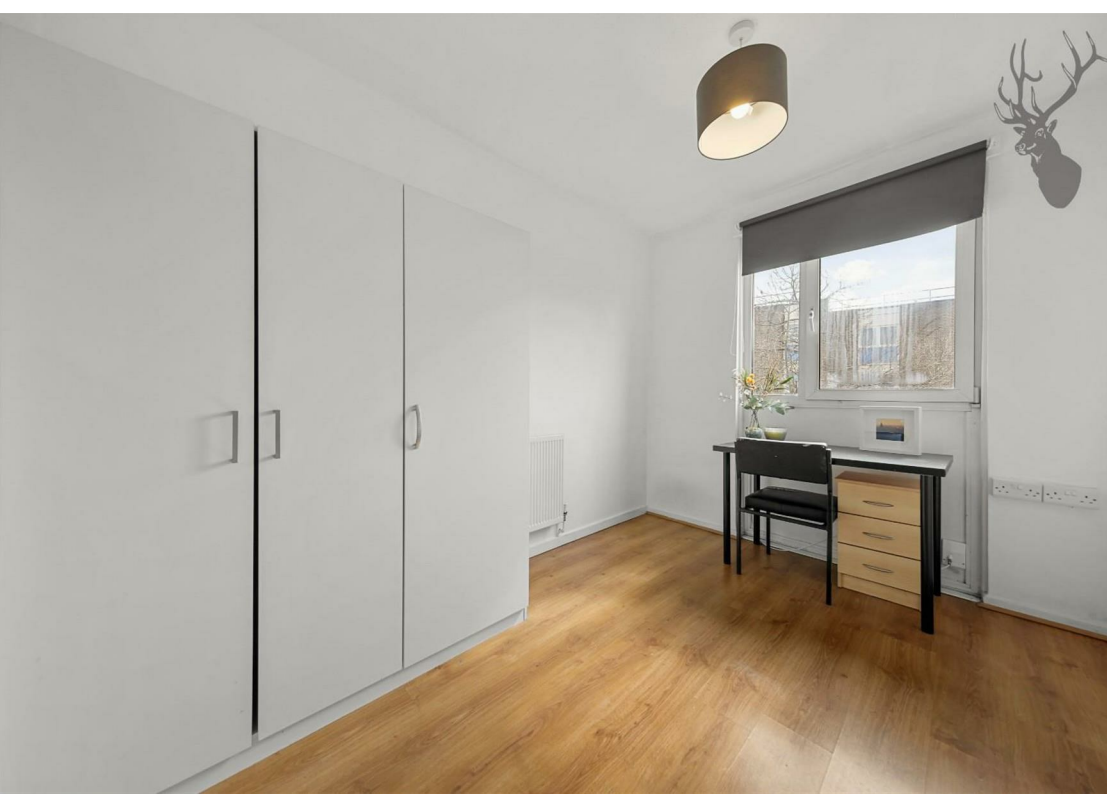
Leasehold

- Top Floor Duplex Maisonette
- Kitchen Diner
- Chain Free
- Down stairs Separate W/C
- Three Bedrooms
- 902 Sq/Ft Internal Living Space
- Resident Parking Available
- Victoria Park and Mile End Park Close By

Entering the property, you are greeted with a welcoming hallway which leads in to a bright and expansive kitchen diner. Completing this level is a reception room, useful storage/utility cupboards and a down stairs W/C. Upstairs boasts three generous bedrooms and a bathroom.

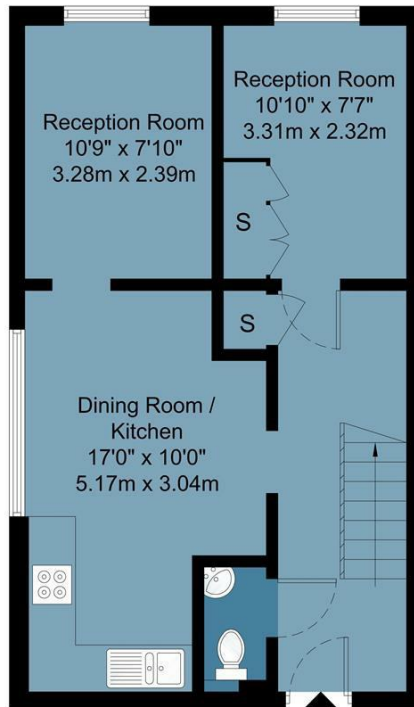
Perfectly positioned for city living, this apartment offers easy access to the award winning Victoria Park one of east London's most spacious alfresco-eating spots, with two lakes, a boating pond, playgrounds, and a scattering of other Instagram-worthy delights. Excellent transport links are nearby, including several bus routes into the City, whilst Mile End (Central, District and Hammersmith & City) and Bow Road (District and Hammersmith & City) are just about equidistant from the property.



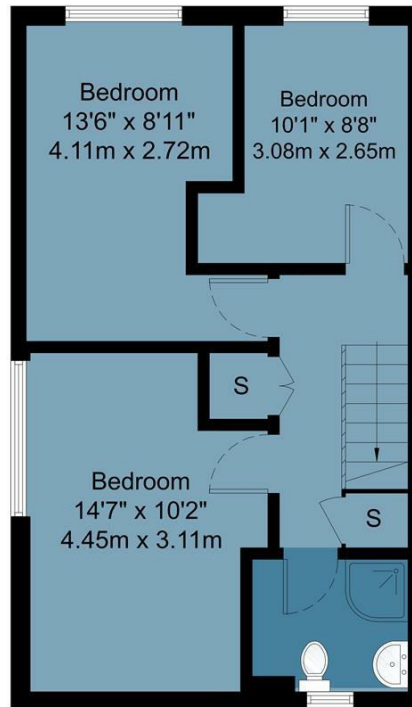


Exmoor House, E3

Approx Gross Internal Area : 83.8 sq m / 902 sq ft



Second Floor



Third 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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☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ bow@butlerandstag.com

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.