



Alice Lane, Bow, E3
London

Guide Price £700,000 - £750,000



Alice Lane, Bow, E3

London

- Freehold House - Spanning Over 1000 Square Feet
- Spacious Private South Facing Garden
- Four Bedrooms
- Chain Free
- Victoria Park A Moments Walk Away
- Quiet Residential Location
- Fantastic Transport Connections
- Ideal Family Home





The ground floor welcomes you with a bright entrance hallway that leads to a well appointed living area, perfect for both relaxation and entertaining. Enjoying excellent natural sunlight throughout the day, the garden provides the perfect setting for outdoor entertaining, family gatherings, or simply relaxing in a peaceful environment. The kitchen is fitted with ample storage and workspace, catering to the needs of busy households and keen cooks alike. Upstairs, four well sized bedrooms provide flexible accommodation options, whether for family members, guests, or a home office. The principal bedroom is particularly noteworthy for its size and natural light.

Set in a peaceful residential location, the house enjoys the benefit of being just moments from the vibrant green spaces of Victoria Park, while remaining within easy reach of an array of local amenities on Roman Road boasting a variety of cafes and shops, highly regarded schools are also within easy reach. Excellent transport connections are available nearby, offering swift access to the City, Canary Wharf, and beyond, making this an ideal base for commuters or those who enjoy the convenience of city living.

Additional features include double glazing, gas central heating, and neutral décor throughout, allowing purchasers the opportunity to move straight in or personalise according to their own taste. The quiet, residential setting ensures a tranquil environment, away from the bustle yet close to everything the area has to offer. This attractive home combines classic charm with modern convenience, representing a rare opportunity to apply your stamp and secure a substantial freehold property in one of East London's most desirable neighbourhoods.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



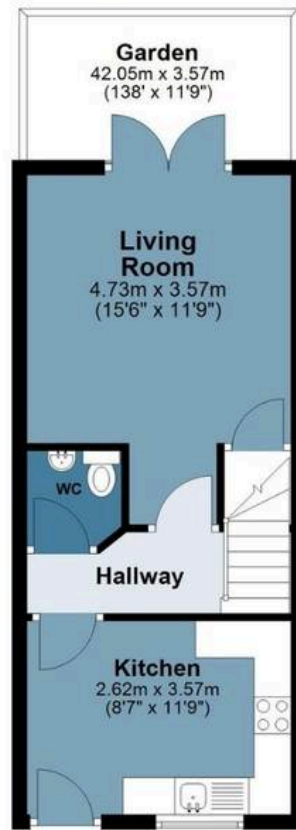




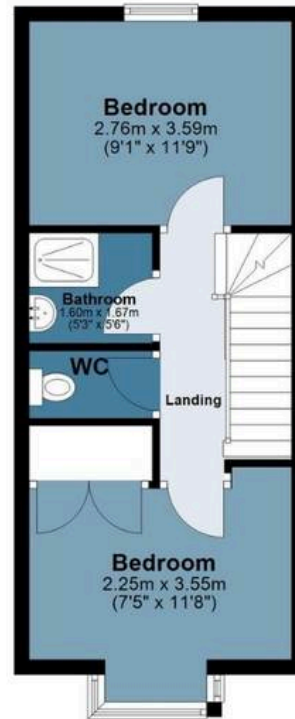
Alice Lane

Approx. Gross Internal Area 93.7 sq. metres (1008.8 sq. feet)

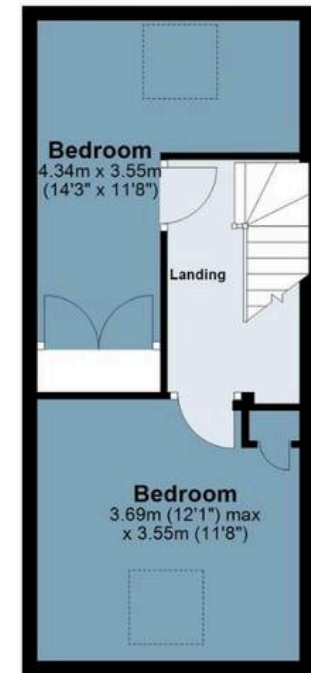
Ground Floor
Approx. 30.9 sq. metres (332.4 sq. feet)
(excluding Garden)



First Floor
Approx. 31.7 sq. metres (341.3 sq. feet)



Second Floor
Approx. 31.1 sq. metres (335.2 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

FROM EAST LONDON ENERGY TO WEST ESSEX EASE

We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



LONDON STRATFORD SOUTH WOODFORD BUCKHURST HILL LOUGHTON EPPING BEYOND

Like what you see? Let's talk

Book your **FREE** valuation now



020 8102 1236

london@butlerandstag.com

508 Roman Road, Bow, London, E3 5LU

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.

BUTLER & STAG

