

33 Ruston Street, London  
London

Guide Price £650,000



## 33 Ruston Street

London

Guide Price £650,000 - £700,000 Situated on Ruston Street in Bow, just moments from the beautiful Victoria Park, this immaculately presented two bedroom freehold home has been thoughtfully extended to the ground floor and roofline, creating a bright and versatile living space. The property also offers exciting future development potential, including the possibility of adding an additional floor and creating a further rear extension.

- Two Bedrooms
- Aluminum Double Glazed Windows / Triple Glazed Roof Light / New Entrance Door
- Built-In Plywood Joinery In Principal Bedroom / Dressing Room
- Private Car Parking Space In A Gated Facility
- Recently Refurbished Kitchen - With Integrated High End Appliances
- Engineered Hardwood Flooring / New Boiler
- Freehold House - 859 Sq/Ft Internal Living Space
- Stylish Bathroom With Under Floor Heating
- Planning Permission Approved To Extend An Additional Floor and Rear Extension
- Front And Rear Garden



The home benefits from a private car parking space within a secure gated compound, which is included in the property registry – a rare and valuable feature for the area.

Inside, the property has been upgraded with high-quality materials and modern finishes throughout. Newly installed double-glazed aluminum windows and a new entrance door enhance both energy efficiency and style, while a triple-glazed roof light floods the reception room with natural light. Engineered timber flooring runs through the main living spaces, complementing the recently refurbished kitchen, which includes integrated high end appliances and modern fittings.

The rear extension which is currently a dining room has been prepared to accommodate a future kitchen installation, offering flexibility for future redesign.

The principal bedroom occupies the entire top floor, creating a private retreat. Thoughtfully designed, the space features bespoke fitted wardrobes alongside cleverly integrated storage solutions tucked neatly into the eaves, maximising both functionality and style while maintaining a clean, uncluttered aesthetic.

A sleek and modern bathroom finished to a high standard, featuring a spacious walk-in shower and a stylish floating vanity sink that enhances the sense of space. The toilet is fitted with a concealed cistern for a clean, minimalist look, while large-format grey tiles feature on the floor and walls, creating a cohesive and modern aesthetic.

The principal bedroom occupies the top floor, creating a private and tranquil retreat. Thoughtfully designed, it features bespoke fitted wardrobes alongside cleverly integrated storage solutions built

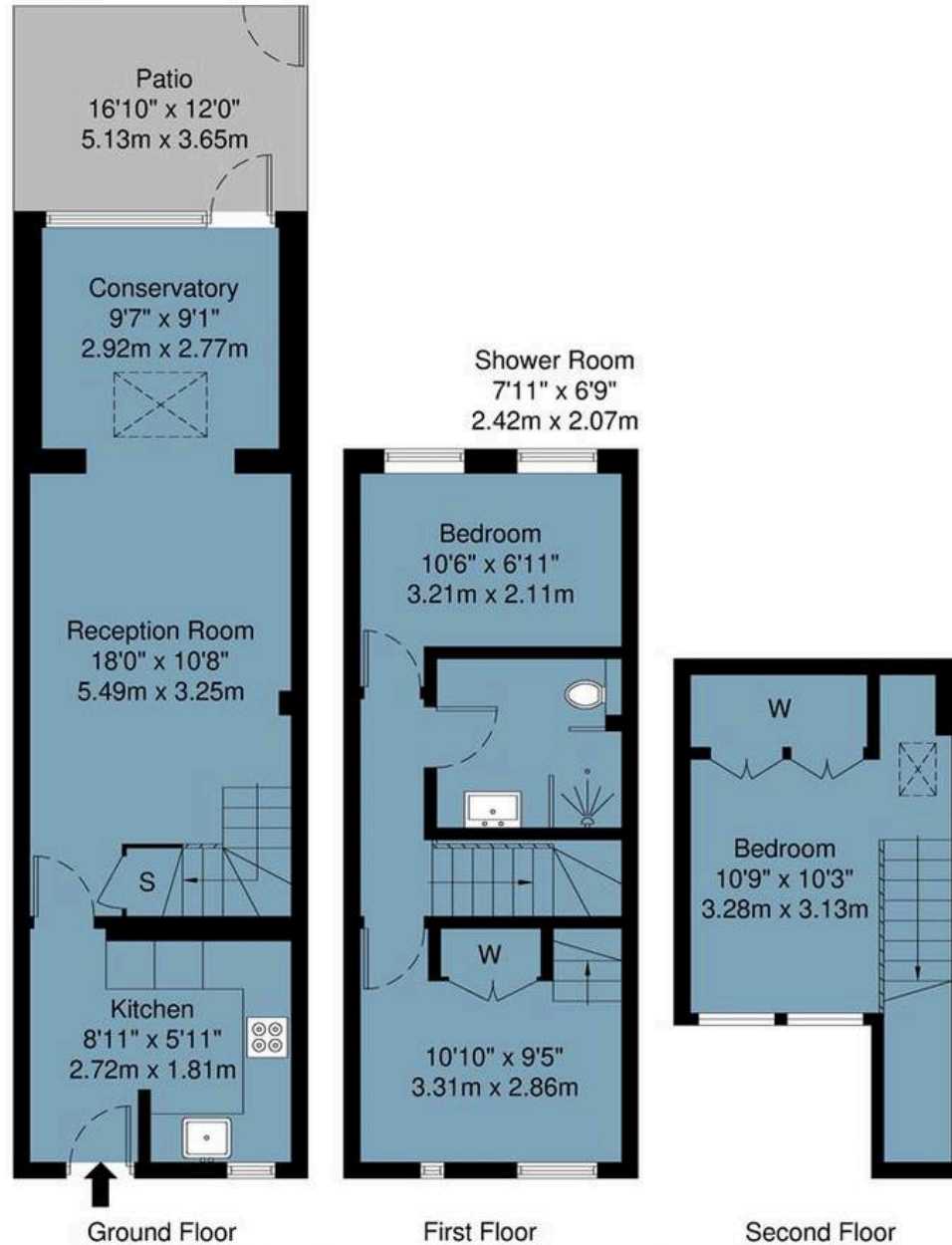






# Ruston Street, E3

Approx Gross Internal Area : 79.8 sq m / 859 sq ft



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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