

BUTLER & STAG



Sinclairs House, Bow, E3
London

Guide Price £550,000 - £600,000



Sinclair's house, Bow, E3

London

A beautifully presented and deceptively spacious split-level three-bedroom home, offering well-balanced accommodation throughout. The property benefits from generous built-in storage and a stunning south-west facing garden, creating an ideal setting for both family living and entertaining. Thoughtfully arranged over two levels, this charming home combines practical living space with a bright and welcoming atmosphere.

- Spacious three-bedroom family home
- Private South West facing garden, ideal for outdoor entertaining
- Off-Street resident parking
- Well-proportioned living and dining area
- Modern fitted kitchen with ample storage
- Built-in storage cupboards throughout
- Generous principal bedroom with excellent natural light
- Family bathroom plus additional WC
- Convenient location close to local amenities and transport links
- Ideal for first-time buyers, professionals or families



Arranged over multiple levels, the property provides a natural separation between the living and sleeping accommodation. The bright and welcoming reception room offers an excellent space for both relaxing and entertaining, while the modern fitted kitchen features ample worktop and cupboard space, making it ideal for everyday living.

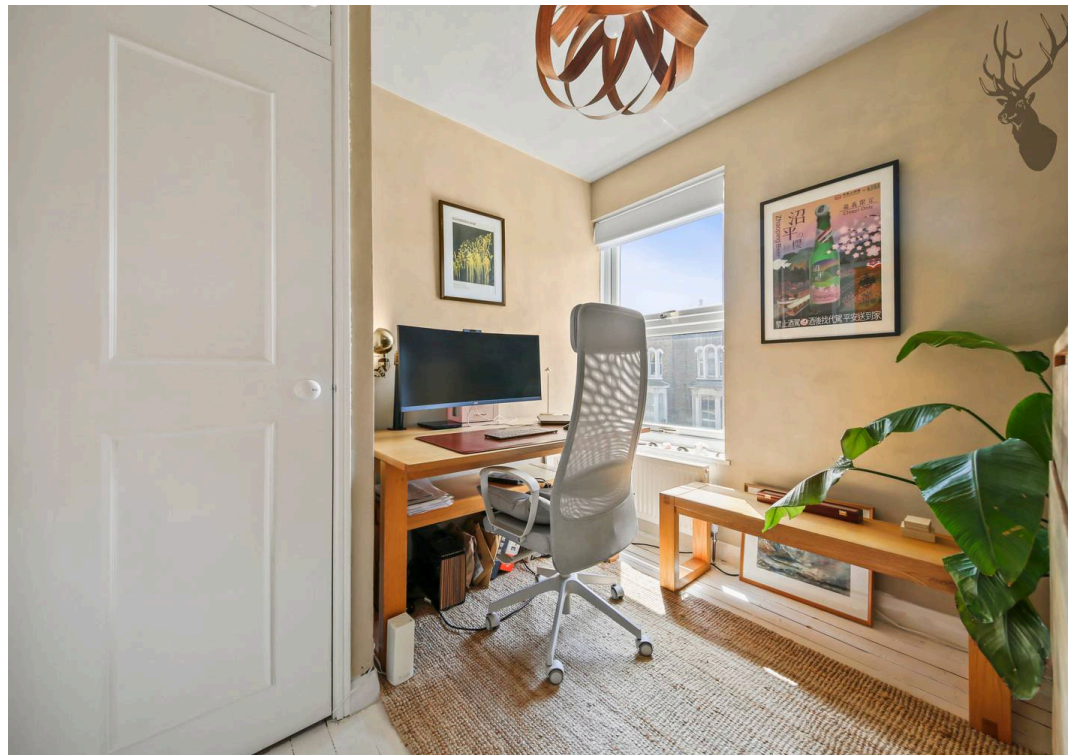
The property comprises three well-proportioned double bedrooms, with one of the bedrooms currently arranged as a stylish home office, offering excellent flexibility for those working remotely or requiring additional living space. A contemporary family bathroom serves the upper floor, while a convenient downstairs toilet adds to the practicality of the home. An abundance of built-in storage throughout further enhances the property's appeal.

A particular highlight is the beautifully landscaped, south-west facing private rear garden. Enjoying sunshine throughout much of the day, it provides a wonderful combination of patio and planted areas, creating the perfect setting for outdoor dining, entertaining family and friends, or simply relaxing in peaceful surroundings.

Further benefits include off-street resident permit parking, excellent built-in storage, and an enviable location just a short walk from Mile End Underground Station, providing access to the Central, District and Hammersmith & City lines. The property is also ideally positioned close to the green open spaces of Victoria Park and Regent's Canal, as well as the popular cafés, independent shops and amenities of the historical Roman Road, offering an exceptional balance of convenience and lifestyle.

Presented in excellent condition throughout, this superb home is perfectly suited to first-time buyers, professionals and growing families alike. Early viewing is highly recommended to fully appreciate

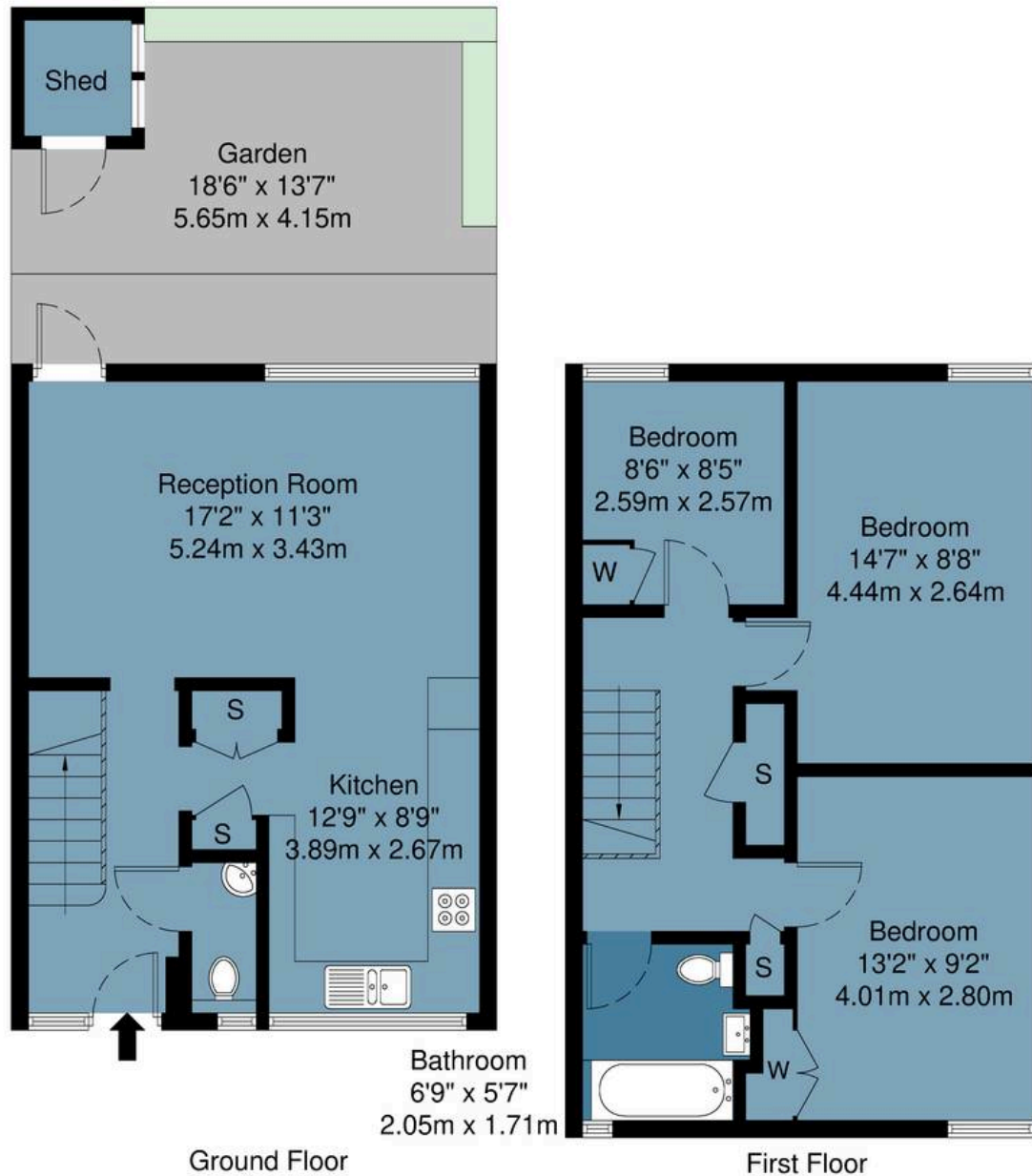
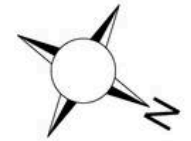






Sinclairs House, E3

Approx Gross Internal Area : 83.7 sq m / 901 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.

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

