

Flat 8, William Caslon House Patriot Square, London

London

Guide Price **£850,000**



Flat 8

William Caslon House Patriot Square,
London

Chain-free three-bed townhouse in central Bethnal Green with garage, front garden, modern interiors, near stations and Victoria Park. Planning permission for extension. Freehold.

- Three bed townhouse with planning permission granted for upwards extension with additional bed, bath and roof terrace
- Chain Free
- Planning Permission Granted For An Open Terrace
- Private front garden
- Five minutes from Victoria Park
- .3 miles to Bethnal Green tube and Cambridge Heath stations
- Estate car park space available on application to council
- Garage at rear of house with potential for development as additional living space



A beautifully presented, chain-free freehold three-bedroom mid-terrace townhouse, ideally situated on a peaceful traffic-free pedestrian square in the heart of Bethnal Green. Extending to approximately 1,100 sq ft, this modern family home offers bright and well-proportioned accommodation arranged over multiple levels, including three bedrooms, a contemporary family bathroom, additional WC, front garden and a private garage.

The property has been significantly enhanced by the current owners, with recently renovated kitchen and bathroom facilities finished to a high standard. A front garden provides private outdoor space and contributes to the home's quiet residential setting. Perfectly positioned for enjoying East London's most desirable amenities, the house is just a five-minute walk from Bethnal Green Underground Station and Cambridge Heath Overground Station, providing excellent transport links across London. Victoria Park, one of the capital's most sought-after green spaces, is also less than five minutes away on foot. With Da Terra (and its two Michelin stars) one minute away, Satan's Whiskers, one of the world's leading cocktail bars just around the corner and the trendy eateries of Poyser Street just over the road, this property combines amazing quiet with all the hustle and bustle of East London on your doorstep.

A particularly attractive feature is the opportunity for future expansion. The property benefits from planning permission together with detailed architectural designs for a substantial upward extension, creating an additional bedroom, bathroom and private roof terrace, allowing purchasers to significantly increase both living space and value. Offered to the market with no onward chain, this is a rare opportunity to acquire a spacious freehold home in a highly desirable Bethnal Green location, combining modern living,







William Caslon House

Approx. Gross Internal Area 116.5 sq. metres (1253.8 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

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