



Ellesmere Road, Bow, E3

London

Guide Price £775,000



Ellesmere Road, Bow, E3

London

Spanning the top two floors of this charming Victorian residence and offered to the market with the freehold title, this impressive 945 Sq/Ft garden maisonette presents a rare opportunity to acquire a home brimming with potential in the heart of the sought-after Driffield Road Conservation Area.

- Arranged Over The Top Two Floors Of A Handsome Victorian Residence
- Being Sold With The Freehold Title
- 945 Sq/Ft Internal Living Space
- 2/3 Bedrooms
- West Facing Garden
- Separate Diner Kitchen
- Potential To Extend (Mansard) - Subject To Planning Permission
- Chain Free Sale
- Driffield Road Conservation Area
- Victoria Park A Moments Walk Away



Spanning the top two floors of this charming Victorian residence and offered to the market with the freehold title, this impressive 945 sq ft garden maisonette presents a rare opportunity to acquire a home brimming with potential in the heart of the sought-after Driffield Road Conservation Area.

Set within a peaceful residential enclave, the property offers a versatile layout currently arranged as a three-bedroom home, with the flexibility to reconfigure into a spacious two-bedroom London residence. To the rear, a desirable west-facing garden provides the perfect setting for al fresco dining, entertaining guests and enjoying the afternoon and evening sunshine.

Further enhancing the appeal is the exciting potential to extend, subject to the necessary planning permissions and consents, following the precedent of other properties within this popular location. Whether retained as a three-bedroom home or transformed into a beautifully proportioned two-bedroom maisonette, this is an excellent opportunity for buyers seeking a characterful property with scope to add value and create a home tailored to their own tastes.

Combining Victorian charm, outdoor space, freehold ownership and exciting future potential, this is a property with plenty to offer in a highly regarded East London conservation area.

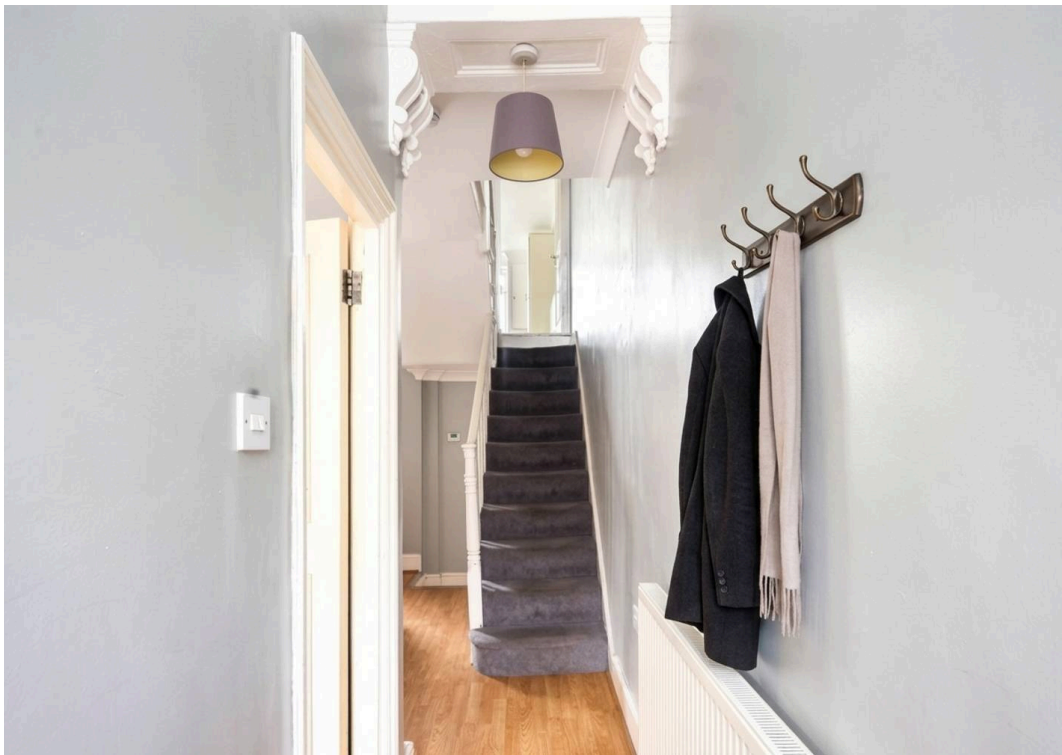
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



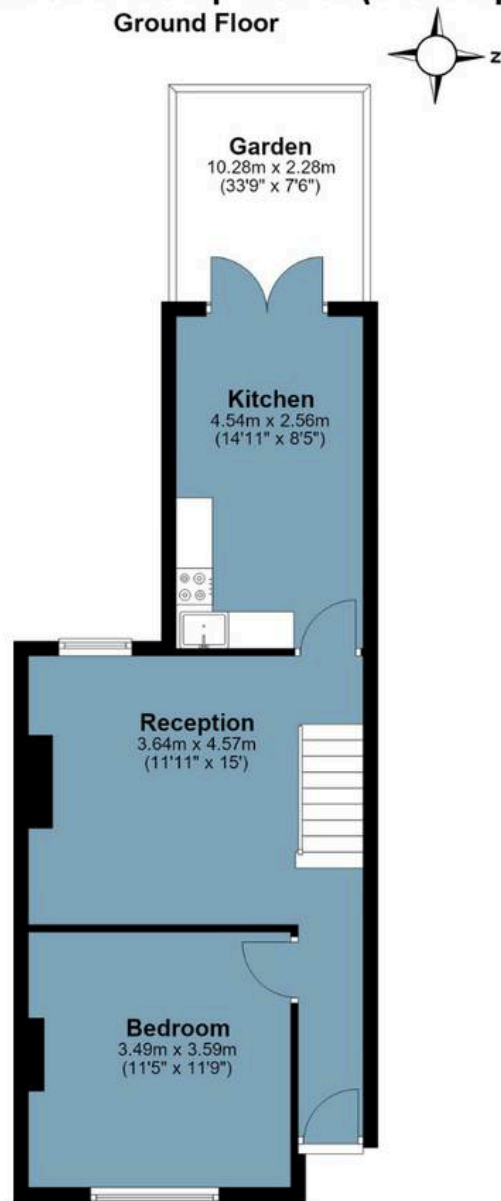




Ellesmere Road

Approx. Gross Internal Area 87.85 sq. metres (945.6 sq. feet)

Ground Floor



First 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

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

