

BUTLER & STAG

Colchester House, Parnell Road

London

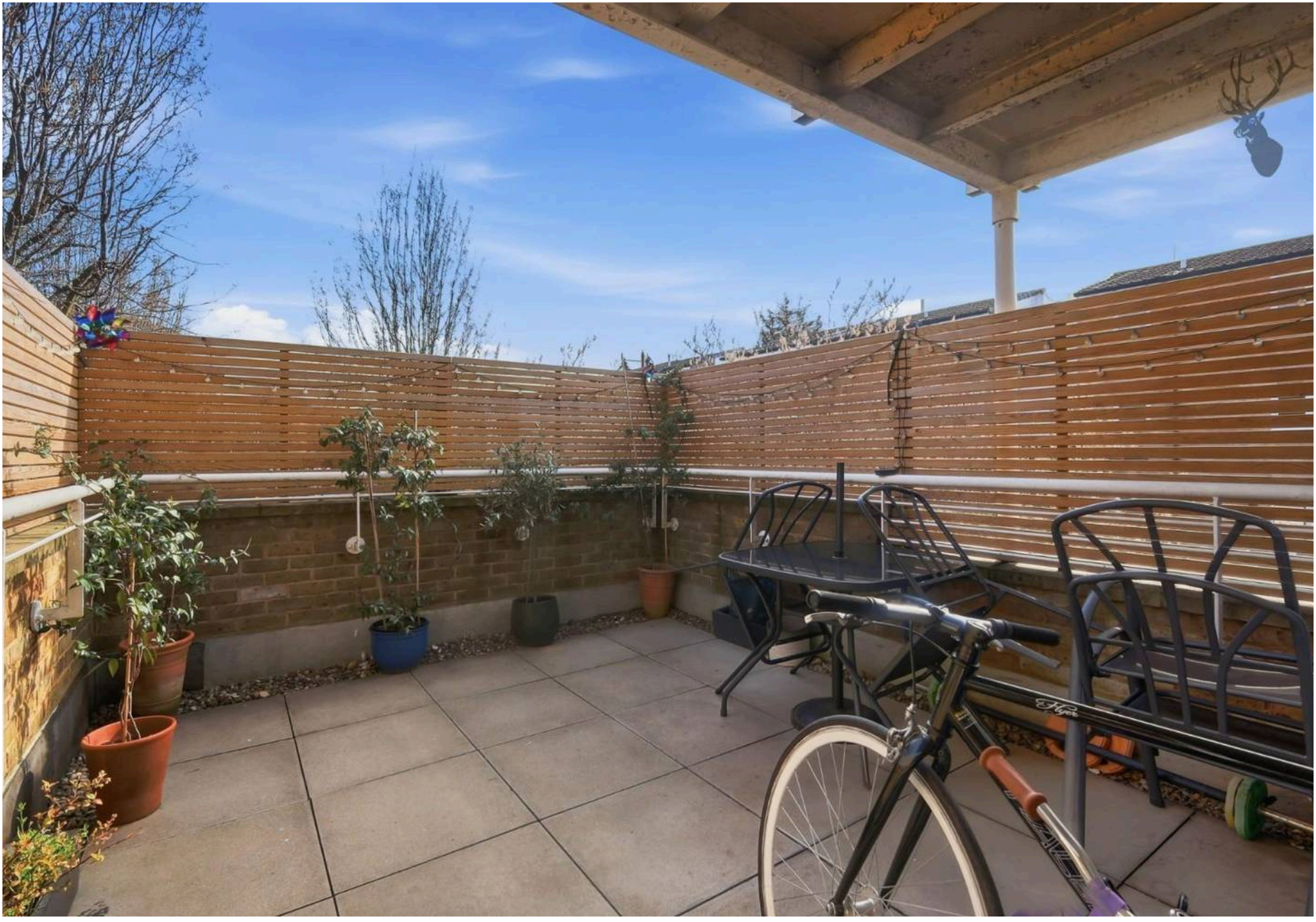
£425,000



Colchester House, London

Price Guide £425,000 - £450,000 Situated on Parnell Road is this well-proportioned two-bedroom apartment, set within a modern development and boasting a sizeable private terrace, perfect for outdoor dining and entertaining. This bright and inviting home offers comfortable living space throughout and is ideally suited to first-time buyers or professionals looking to be in looking for a well-located home with valuable outdoor space.

- Spacious Private Terrace
- Seperate Kitchen
- Bright And Airy
- First Floor Apartment
- 655 Sq/Ft Internal Living Space
- Well-Presented Throughout
- A Moments Walk From Victoria Park
- Two Bedroom Residence



The property features a spacious reception room with direct access to the impressive terrace, creating an excellent indoor-outdoor flow and allowing for plenty of natural light. The separate kitchen is well arranged with good storage and worktop space, while both bedrooms are well-sized, providing flexibility for sharers, guests, or home working. The apartment also boasts a modernised high specification bathroom.

The standout feature is the generous south facing private terrace, offering a rare outdoor space in this convenient East London location — ideal for relaxing, socialising, or enjoying warmer months.

Colchester House is well positioned on Parnell Road, with easy access to local amenities, a stone throw away from Roman Road, offering great transport links, and green spaces such as the infamous Victoria Park, making it a practical and appealing choice for a wide range of buyers.

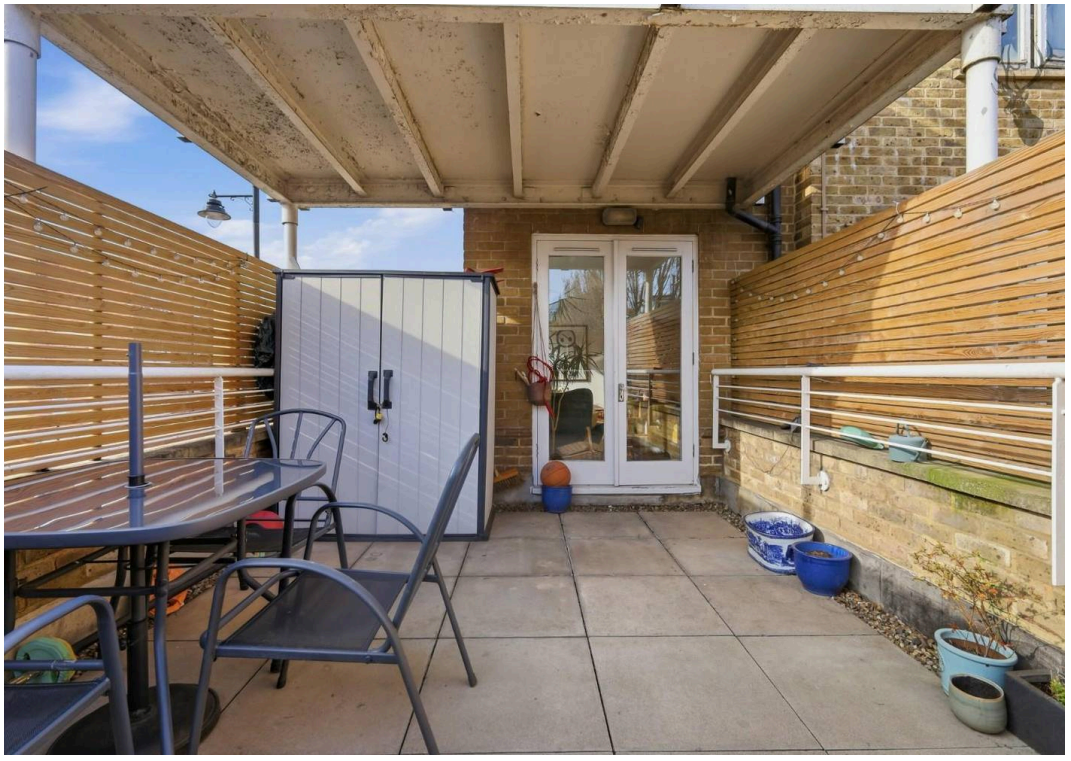
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

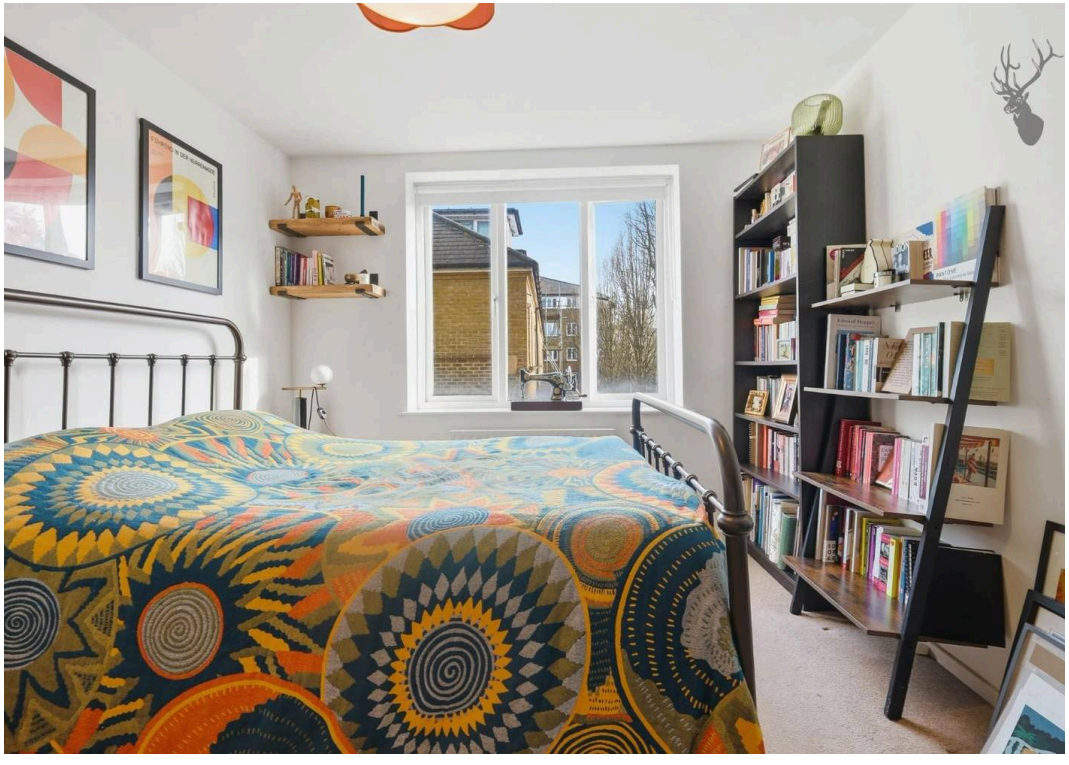
EPC Environmental Impact Rating:

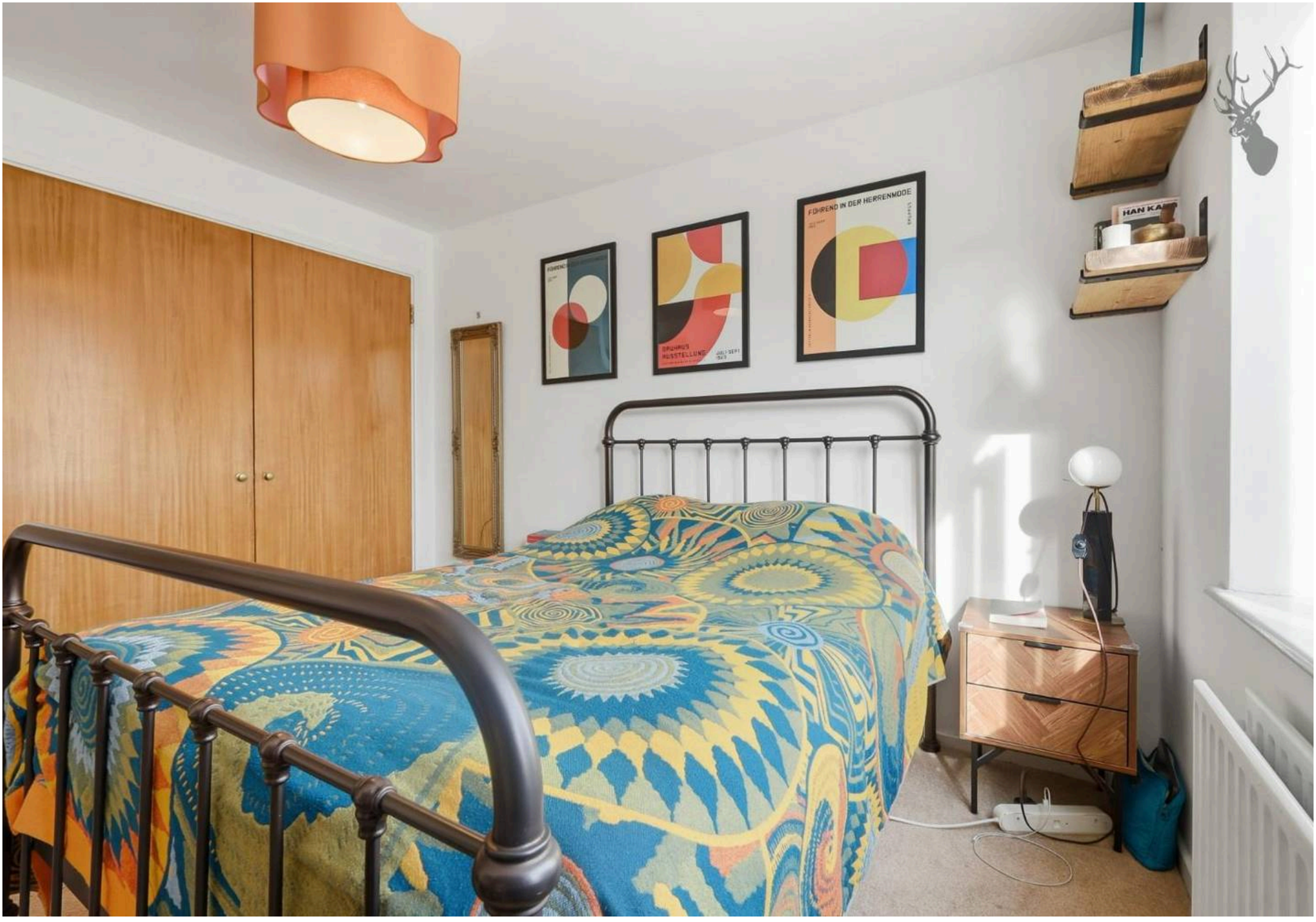











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Parnell Road

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Approx. Gross Internal Area 71 sq. metres (764 sq. feet)

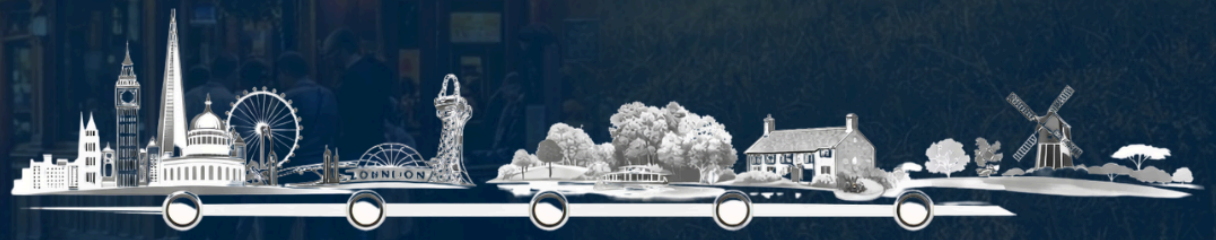


Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value
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We Make Moving Home Easy.

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.



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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.