

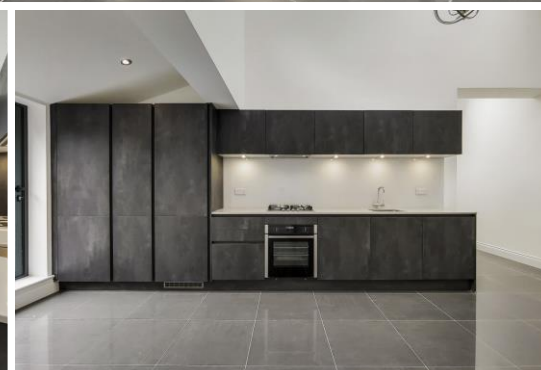


LOOK PROPERTY

349 Roman Road, Bow, London E3 5QR

Phone: 020 8981 9999

www.lookproperty.com



Roman Road, Bow

Newly converted 2 bedroom duplex with private terrace

£650,000

Roman Road, Bow

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Overview

- Newly Converted
- 2 Bedrooms
- Unique apartment
- Fitted kitchen Neff appliances
- Double height ceiling
- 745 square foot duplex
- 138 square foot private terrace
- Conservation area
- Valliant boiler
- 250 year lease



Located in the Driffield Road conservation area, Roman Road has a long history being one of the oldest known trade routes in Britain with a street market for over 150 years.



Newly converted first and second floor 2 bedroom duplex apartment positioned at the rear of this building with double height ceilings and a large private roof terrace. Benefit now from the Governments stamp duty reduction and our vendor will also provide a contribution of £1,000 toward your legal fees, subject to conditions. Sympathetically converted this property has a good combination of period materials and modern specifications. The open plan lounge and kitchen is a huge 22 feet by 15 feet, (maximum measurement) with double height ceilings and bi-folding doors onto a large roof Terrace of 138 square feet. The main room is topped off with a high wide feature window all adding to the appeal of this unique apartment.



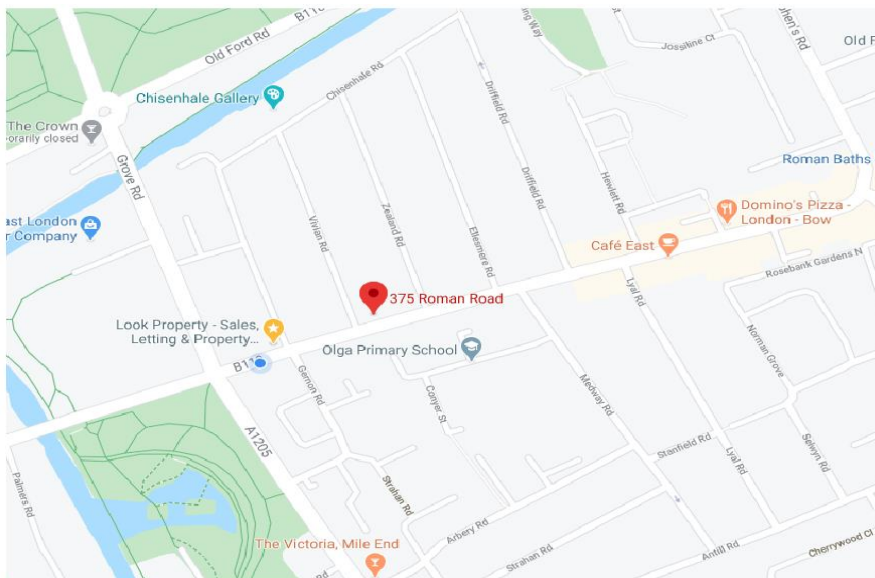
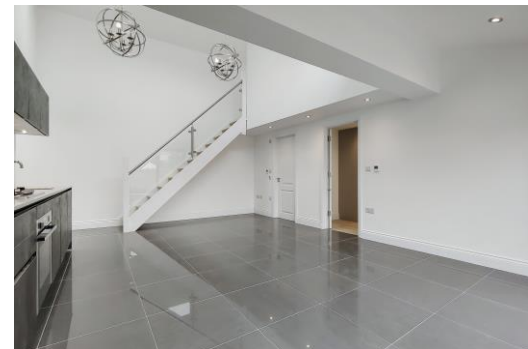
The accommodation is 745 square feet over 2 floors, 2 double bedrooms have fitted wardrobes.

This property is one of three newly converted duplex apartments in this period building, located in the popular Driffield Road conversation area, with good access to parks, shops and transport.

Please view our video of this property as well as the photos and plans to fully appreciate what this property has to offer.

This property will be sold with a new 250 year lease, with ground rent and estimated service charges to be confirmed.

Please contact our sales team to confirm your viewing.



Location

Roman Road is a highly desirable location just south of Victoria Park and Lauriston village. In recent years more diverse businesses have been established in Roman Road which now offers a verity of shops and places to eat as well as having two excellent primary schools (Chisenhale & Olga). Both Mile End and Bethnal Green Tube stations are within walking distance as well as the number 8 bus route.

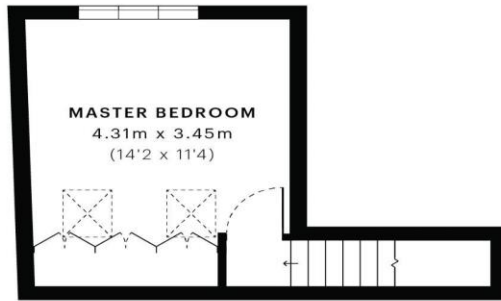


Roman Road, E3

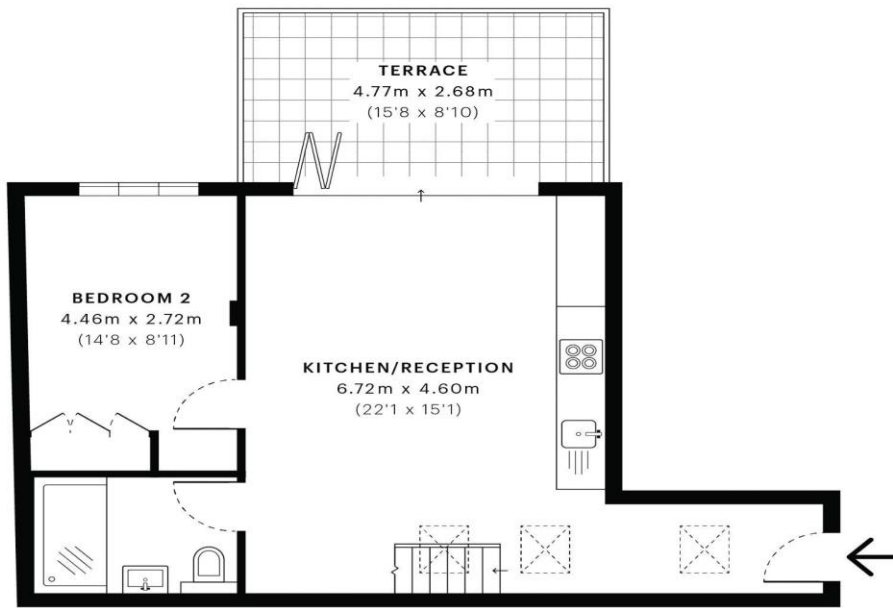
CAPTURE DATE
18/06/2020

LASER SCAN POINTS
18,417,543

GROSS INTERNAL AREA
69.3 Sqm / 745.8 Sqft



— Second Floor



— First Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property.
69.3 Sqm / 745.8 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head
66.0 Sqm / 710.3 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
12.8 Sqm / 137.6 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.



IPMS 3B RESIDENTIAL
80.5 Sqm / 866.6 Sqft

IPMS 3C RESIDENTIAL
79.2 Sqm / 853.0 Sqft

SPEC ID
5ee0b5492b3ce50a0dfb3c88

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 020 8981 9999

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

