



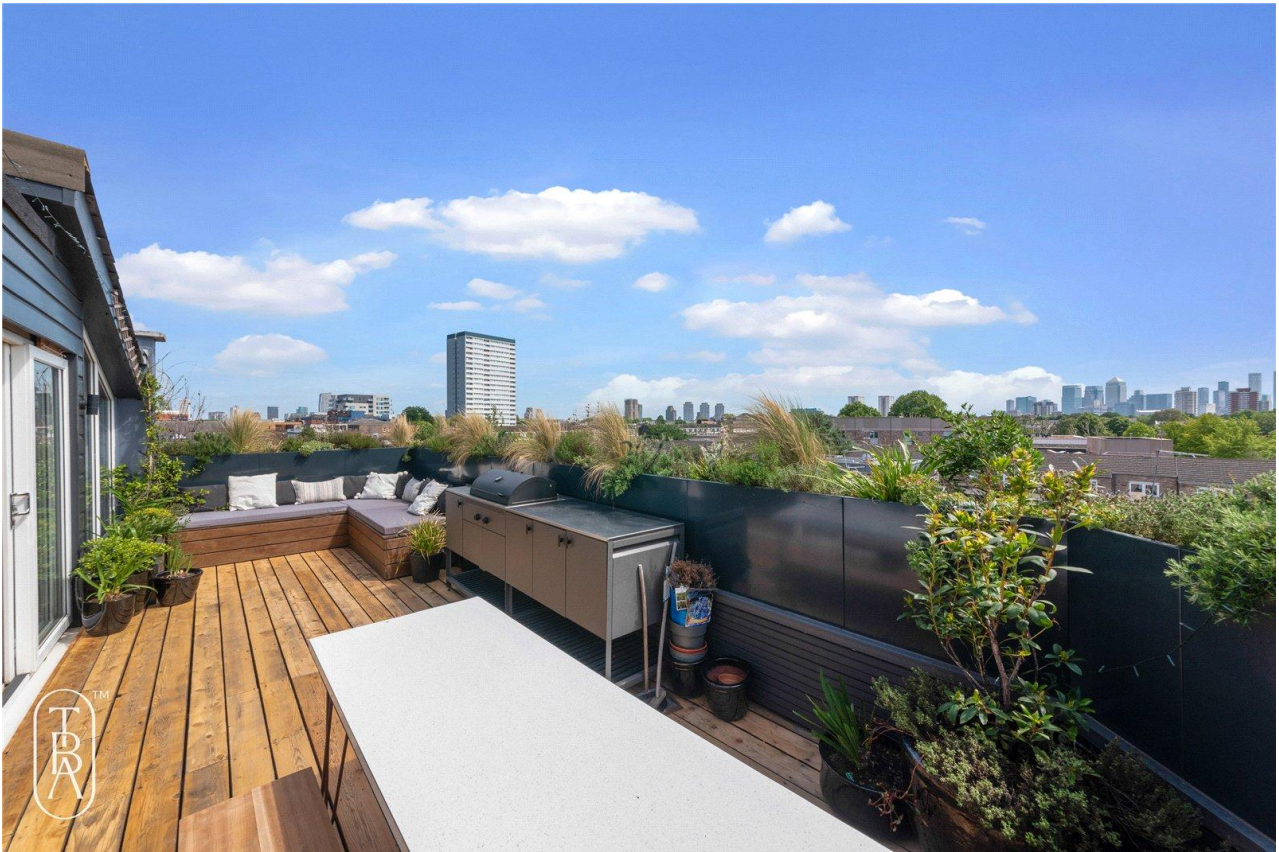
Roman Road E3

Leasehold
3 Bed 2 Bath
1057 sqft (approx.)

A beautifully designed three-bedroom penthouse apartment extending to approximately 1,057 sqft, positioned on the upper floor of a period conversion on Roman Road, with two substantial private roof terraces and far-reaching views across the London skyline.

- Penthouse Apartment
- Two Private Terraces
- Close to Victoria Park

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Designed to maximise both natural light and connection to the surrounding cityscape, the apartment features floor-to-ceiling glazing throughout the principal living spaces and bedrooms, creating a bright and expansive home throughout.

At the heart of the home sits a generous open-plan kitchen and dining space, centred around a large island and framed by full-height sliding glass doors opening directly onto a substantial private terrace, creating a seamless flow between inside and out, with elevated views stretching across East London's rooftops.

The principal bedroom is particularly well proportioned and benefits from a contemporary en-suite shower room alongside direct access onto a second private terrace positioned to the rear of the building. Two further double bedrooms offer excellent natural light, built-in storage and easy access to a separate modern bathroom.



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Roman Road remains one of East London's most characterful neighbourhood high streets, known for its independent shops, cafés, pubs and strong sense of community. Victoria Park, widely regarded as one of London's finest green spaces is approximately a five-minute walk away and provides a wonderful extension of the neighbourhood lifestyle.

Transport links are excellent, with Mile End, Bethnal Green, Bow Road and Bromley-by-Bow Underground stations all within easy reach, alongside Bow Church and Devons Road DLR stations. From Mile End, Bank can be reached in approximately eight minutes and Oxford Circus in sixteen.

Tenure: Leasehold

Lease Length: 114 years

Service Charge: £1,068 per annum (approx.)

Ground Rent: £650 per annum (approx.)

Parking: TBC

Local Authority: Tower Hamlets

Council Tax Band: C

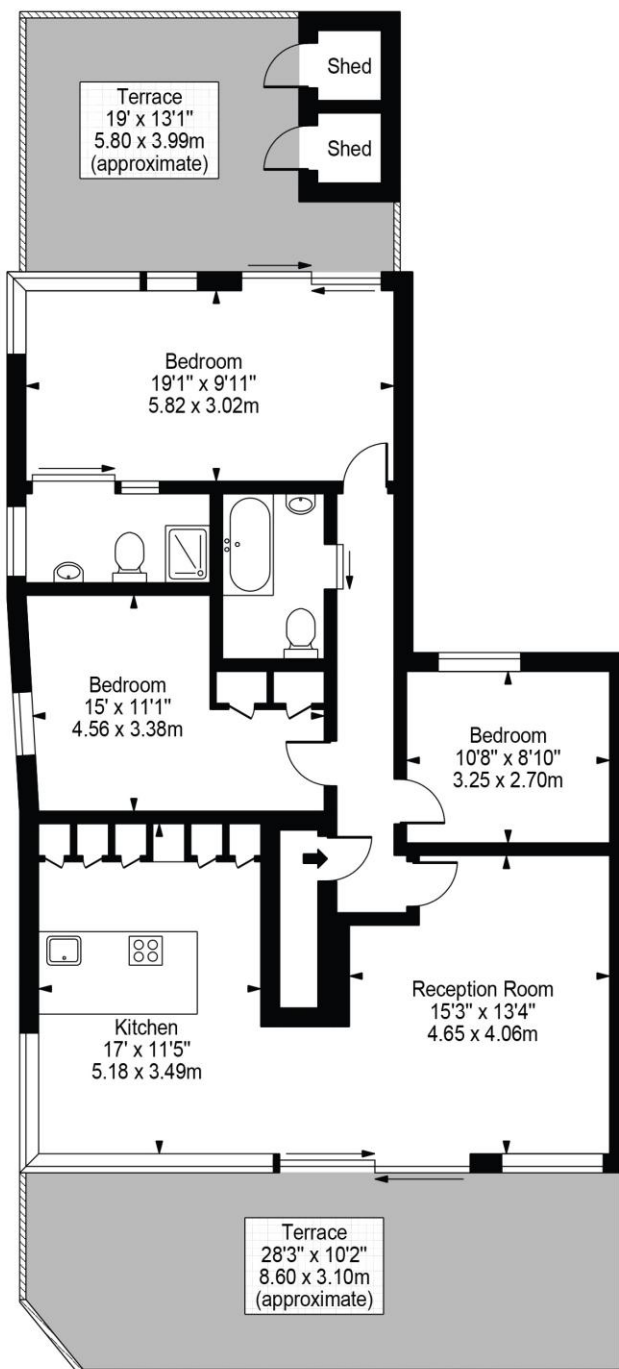
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Roman Road

Approx. Gross Internal Area 1057 Sq Ft - 98.16 Sq M
(Excluding Sheds)

Approx. External Area Of Terrace 540 Sq Ft - 50.16 Sq M



Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.