



**Morris Road, London, E14**

**BUTLER & STAG**



**Guide Price £700,000 - £750,000**  
**Situated in the highly sought-after Spratt's Complex in East London, this striking 1,306 sq ft penthouse apartment in Foundry House offers a rare blend of industrial charm and contemporary sophistication. Originally a Victorian pet food factory, the building has been thoughtfully converted into a collection of distinctive loft-style homes, retaining much of its original character.**

**This expansive two-bedroom, two-bathroom residence boasts soaring ceilings, exposed steel beams and hardwood flooring.**



## Leasehold

- Penthouse Apartment
- Expansive Private Roof Terrace
- Two Allocated Parking Spaces
- Open Plan Concept Living
- 1300 Sq/Ft Internal Living Space
- Two Bathrooms
- Two Bedrooms
- Hardwood Flooring / Steel Beams / Vaulted Ceilings

At the heart of the home is a vast open-plan living area, flooded with natural light and enhanced by bi-folding doors that open directly onto a large private roof terrace – perfect for entertaining or enjoying quiet moments above the city skyline. The sleek kitchen comes fully fitted with integrated appliances.

The generous principal bedroom includes built-in wardrobes and a lavishly sized en-suite bathroom. A second double bedroom and additional bathroom provide flexible living arrangements for guests or a home office setup.

Additional highlights include secure entry system, two under cover parking spaces and bicycle storage.

Located moments from the Limehouse Cut and within easy reach of Canary Wharf and the City, this is East London loft living at its finest.

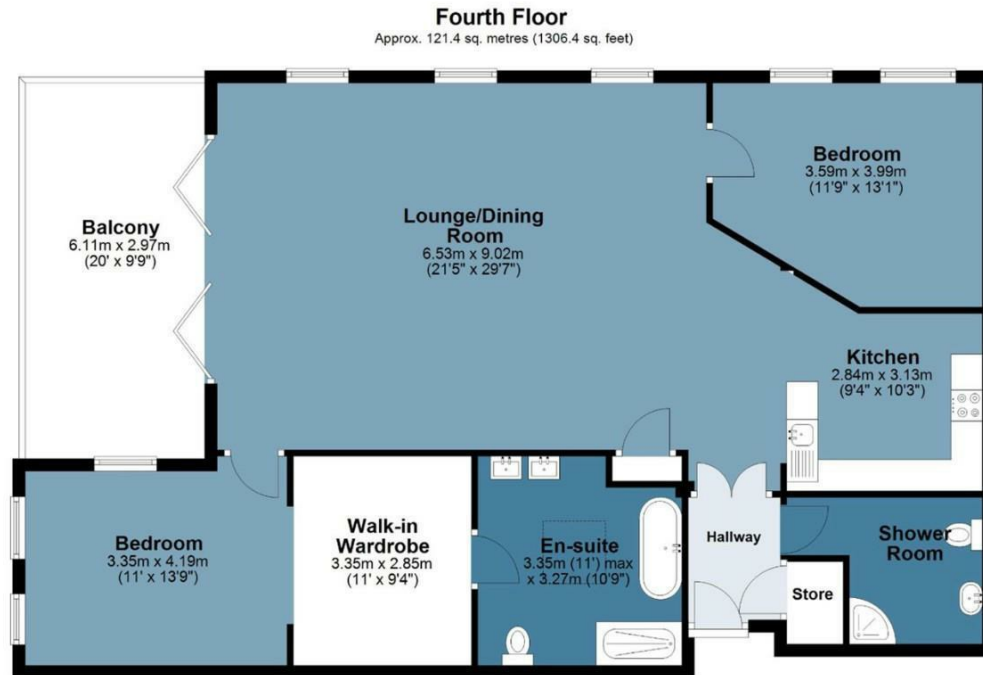




## Foundry House

Approx. Gross Internal Area 121.4 Sq M ( 1306.4 Sq Ft )

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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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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.