

Total Area: 86.8 m<sup>2</sup> ... 934 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

- Bedroom  
7'6" x 10'8"
- Ensuite  
4'4" x 3'8"
- Bedroom  
14'2" x 9'5"
- Ensuite  
6'3" x 4'3"
- Bedroom  
11'8" x 9'5"
- Ensuite  
6'3" x 4'5"
- Reception Room  
10'8" x 17'9"
- Kitchen  
9'3" x 8'11"
- WC
- Garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		74
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## CAVE ROAD, PLAISTOW

### Offers In Excess Of £550,000 Leasehold 3 Bed Apartment - Conversion



#### Features:

- Selection of Modern converted Apartments
- Set within a Brick Fronted Period Building
- Well presented
- Modern kitchens and bathrooms
- Short walk to Plaistow
- Close to Plaistow Park
- One mile from Central Park
- Offered with 125 year leases

A stylish and immaculately presented, three bedroom, three bathroom, ground floor apartment, sat in a charming period building. You have a private courtyard garden, Plaistow Park close at hand and many other amenities on your doorstep.

It's only a twelve minute stroll to Plaistow station, where there's a host of fast, direct trains into the heart of the City, via the District and Hammersmith and City lines.

REQUEST A VIEWING  
0203 325 7227

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
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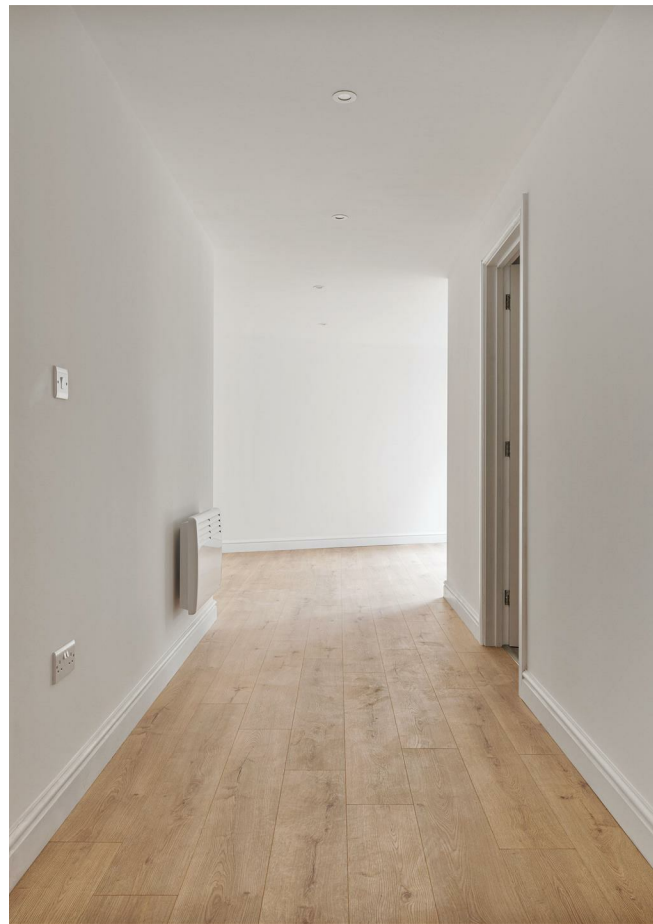
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#### IF YOU LIVED HERE...

Stepping in to your modern apartment you'll hang your coat in the purpose built cupboard, and pass your handy WC, before arriving in your sleek, contemporary kitchen. In here, smooth smoky floor tiles give way to flawless white cabinets and pale marbled splashbacks. There's an integrated Bosch oven and microwave, sitting opposite your pristine electric stovetop and stainless steel extractor hood.

In your 195 square foot reception room, you'll find blonde engineered hardwood flooring and natural light pouring in from the patio doors that lead out to your private garden. Your apartment is also home to three handsome double bedrooms, each with its own luxurious en suite bathroom.

The bedrooms come with pale timber flooring and accent lighting, while the tasteful bathrooms have oversized marbled tilework, streamlined fixtures and fittings, and stroll in rainfall showers.

Your new local will be The Boleyn Tavern on Barking Road. Well worth the ten minute walk, this historical gastropub is home to seven different bars, each with its own impressive theme. We'd recommend sipping a gin and tonic under the stained glass canopy roof in the Billiard Hall or catching up with friends in one of the intimate snug booths. Keep wandering for another ten minutes and you'll arrive at much loved Central Park. This lush, green, open space has tennis courts, a large playground and a wonderful cafe where you can buy freshly baked bread and pastries to eat in or take away.



#### WHAT ELSE?

- Parents will be delighted to know that thirty three primary and secondary schools, within a mile of your home, have been rated as 'Outstanding' or 'Good' by Ofsted.
- Only four minutes away on foot, you'll find Plaistow Park. Perfect for dog walking, this large green space is also home to football pitches, an outdoor gym and a children's playground.
- Close to Plaistow station, on Terrace Road, there's the fantastic Caloroso Pizza. A real hidden gem, with many vegetarian and vegan options and a cosy cocktail bar to the rear.

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