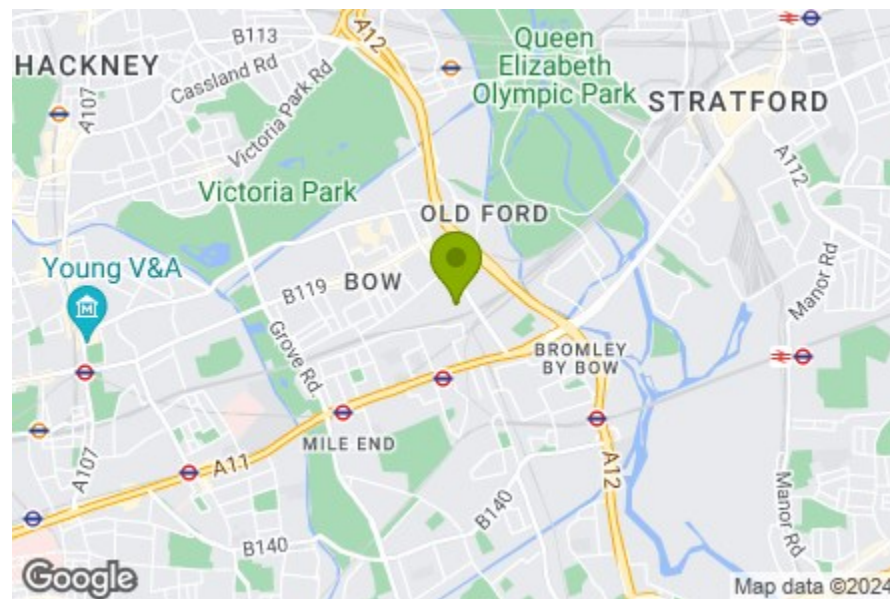




Total Area Excluding (Outdoor Storage): 114.9 m² ... 1237 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

- Outdoor Storage
4'11" x 7'2"
- Kitchen / Lounge/ Diner
15'8" x 29'3"
- WC
- Bedroom
9'7" x 14'8"
- Bathroom
5'6" x 8'2"
- Bedroom
9'7" x 9'6"
- Bedroom
15'8" x 8'8"
- Bathroom
9'3" x 5'10"
- Bedroom
15'7" x 9'6"
- Rear Garden
31'3" x 15'9"
- Front Garden
15'7" x 11'1"



| Energy Efficiency Rating | |
|---|-------------------|
| Very energy efficient - lower running costs | Current Potential |
| (92 plus) A | 70 85 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales EU Directive 2002/91/EC | |



MORVILLE STREET, BOW

Offers In Excess Of £800,000 Freehold 4 Bed House



Features:

- Four Bedroom House
- Arranged Over Three Floors
- Two Bathrooms and WC on Ground Floor
- Beautifully Presented
- Private Garden

Arranged over three floors, this beautiful four-bedroom home is situated a short stroll from Victoria Park and has been creatively designed to create a striking and sizeable space with multiple highlights, including the two bathrooms and ground floor WC, plus the south-east facing rear garden.

Packed with rich history, Bow has a real sense of community - and thoughtful regeneration means you find modern coffee shops and bars nestled comfortably alongside the much-loved traditional pubs and market stalls.

Bow Road station is less than ten minutes on foot, where you'll find access to the Hammersmith & City line or District line, so getting into Central London is a breeze too.

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

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

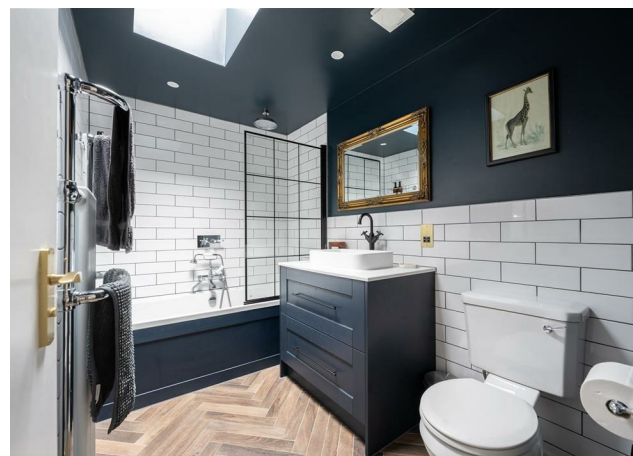
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0203 325 7227

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IF YOU LIVED HERE...

There's not an inch that hasn't been considered in this home, so you'll be able to make yourself comfortable from the day that you move in.

The dual aspect open plan lounge//kitchen is bursting with light, perfectly showcasing the immaculate finish. Thanks to the scale, there's plenty of space for dining and relaxing, so it'll be a pleasure to host guests. The kitchen area is traditional in style but full of modern convenience. You'll love the shaker-style units and butler basin as much as the integrated appliances and glossy metro brick tiles. Thoughtful touches elsewhere such as the space-saving vertical column radiator will be much appreciated, as will the ground floor WC. Beyond the generous patio doors, you'll find your brilliantly low maintenance rear garden where you can sit back and take in the rich foliage and leafy climbers, as well as shed for additional storage.

On the first floor, you'll come across two smart bedrooms and a fantastically designed bathroom, with stylish black fittings and a spacious walk-in shower.

Up on the second floor, you have another two immaculate bedrooms, as well as an equally sublime bathroom, this time with an over-tub shower amongst the traditional features.

Bow is an excellent area for accessing perks across the entire capital, but the home's own direct neighbourhood is full of brilliant amenities. The Lord Tredegar, The Coborn, Morgan Arms, and The Lord Morpeth are four great pubs within a short minute stroll, while closer to him you'll find Cafe East, an excellent brunch spot (as the queues outside are testament to - bear with the wait time, it's worth it).

You've probably heard of the legendary Roman Road Market, which is within a few minutes of your home - and a great place to pick up essentials or just go for a spot of browsing. The whole area is a fantastic place for exploring, whether its the ornate gardens of Victoria Park or the bustling streets - enjoy it.

WHAT ELSE?

- Despite the home being situated in such a buzzing hub, it's only a short walk to the 79 acre space of Mile End Park, which was masterfully transformed from industrial wasteland to a sprawling, green oasis, while the Olympic Park is a similar distance in the other direction, so you're flanked by nature.

- Driver's can be on the North Circular in about 10-15 minutes. You're also less than 10 minutes from the Blackwell Tunnel for easy access to South London.

- Be sure to check out the Chisenhale Gallery, which is situated in a former veneer factory and exhibits shows, screenings and talks by emerging contemporary artists - it's a ten minute walk from your home.



A WORD FROM THE OWNER...

"We have absolutely loved living here. The location is great, just a short walk to Victoria park and the canal. The park is great and it's easy to understand why it's been voted one of the best in UK for last decade! We loved taking evening strolls after work, enjoying the weekly market on Sundays, and meeting up friends here in the summer. There are loads of great local pubs for drinks and food, like The Lord Tredegar, The Coborn and The Bow Bells to name a few. There are also some great brunch spots (Mae + Harvey, Cafe East, Grounded) & loads of dinner options (Brixton Pizza, E3 Vegan, Mexican Seoul, etc) also all within walking distance. There's also a few lovely wine bars within easy reach, which are perfect for midweek meetup. Roman road has a helpful collection of grocery shops including 2 large supermarkets and there's a Tesco superstore 4 mins away by car.

In terms of transport, it's ideal as there's easy access to the district & central lines and the DLR, so it's convenient to get to almost anywhere in London, especially with the Elizabeth line being just 3 stops away on the tube. If you cycle, it's just 7 minutes to Hackney Wick or Stratford and 15 minutes to Shoreditch or Dalston, and by car there is easy access to the A12.

The house itself has a spacious feel throughout and the open-plan kitchen/dining/living area gets loads of light from the doors at the back. The size and layout of the ground floor makes it a great space for hosting friends and family. The south-facing garden also gets loads of sun which our plants love. We think this will be a lovely home for people to move straight into and enjoy all the area has to offer."

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