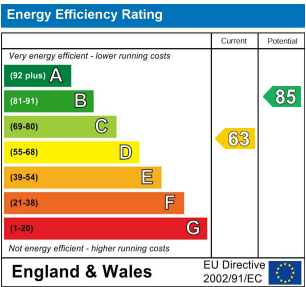
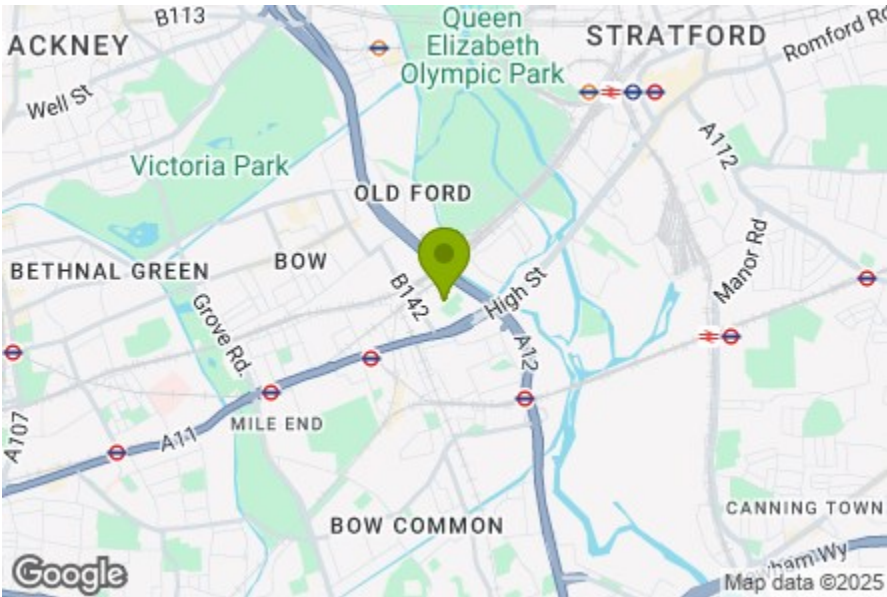


Total Area (Excluding Garden): 91.5 m<sup>2</sup> ... 985 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.

- Reception  
11'8" x 14'7"
- Kitchen/Diner  
17'8" x 11'11"
- Utility  
8'8" x 5'10"
- Storage
- Bedroom  
10'11" x 14'7"
- Bedroom  
11'6" x 11'11"
- Bedroom  
6'4" x 7'8"
- Bathroom  
5'10" x 8'7"
- Garden  
18'10" x 31'3"



RIDGDALE STREET, BOW

Offers In Excess Of £825,000 Freehold

3 Bed House

Features:

- Three Bedroom Home
- Large Private Rear Garden
- Beautiful Victorian Property
- Potential to Extend (STPP)
- Moments from Bow Road Station
- Short Walk to Bow Church DLR

Located within strolling distance to both the Olympic Park and Victoria Park, this gloriously classic three-bedroom home has multiple highlights, including the separate dine-in kitchen and reception, utility space, first floor bathroom, south-east facing rear garden and gorgeous period features throughout. There's also the fantastic potential to extend the 985 square foot home further.

Bow Road station is around ten minutes on foot, where you'll find access to the Hammersmith & City line or District line, so getting into Central London is simple. Bow Church is even closer for the DLR.

REQUEST A VIEWING

0208 520 3077





REQUEST A VIEWING  
0208 520 3077

#### IF YOU LIVED HERE...

Packed with history, Bow has a wonderful sense of community – and it's considered regeneration means you find cool coffee shops and bars nestled comfortably alongside the much-loved traditional pubs and market stalls. But let's start at home...

Your classic frontage will set the tone for any visitors, as will the spacious hallway. You'll find more of these generous proportions in the front reception room, which is flooded with light from to large bay windows, perfectly showcasing the ornate features like the ceiling rose and stunning mantelpiece. At the rear, your large dine-in kitchen looks out to your secluded south-east facing garden, which has plenty of leafy foliage for a real area of seclusion. You'll also appreciate the rear of your home has a utility area as well as storage.

On your first floor, you've got three bedrooms, two doubles and a smaller one which would be perfect for a nursery or office. There's also a family-bathroom here. If you're looking to do some

design work, this is a real opportunity to get creative and unleash your imagination.

Bow is an excellent area for accessing entertainment across the entire capital, but the area itself is full of brilliant amenities. The Lord Tredegar, The Coborn, Morgan Arms, and The Lord Morpeth are four great pubs within strolling distance. Cafe East is an excellent brunch spot just one mile away.

#### WHAT ELSE?

- Despite the home being situated in such an buzzing hub, it's only a 20 minute walk to Victoria Park, while the tail end of the Olympic Park is even closer. Grove Hall Park is almost on your doorstep,
- Two things for the bucket list can be achieved within minutes while living here – a trip to ABBA Arena and/or a whizz down the ArcelorMittal Orbit.
- 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.



#### A WORD FROM THE EXPERT...

"I feel right at home in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer. Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces. I have found my home in Hackney and it holds a very special place in my heart."

EVA BOUZAKI  
HACKNEY BRANCH MANAGER

FOLLOW US ➡ @STOWBROTHERS  
STOWBROTHERS.COM