



Total Area: 42.5 m² ... 458 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.



WELLINGTON WAY, BOW

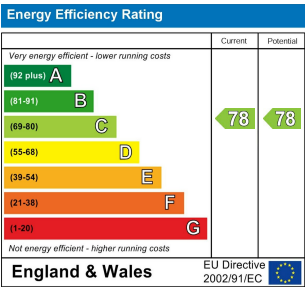
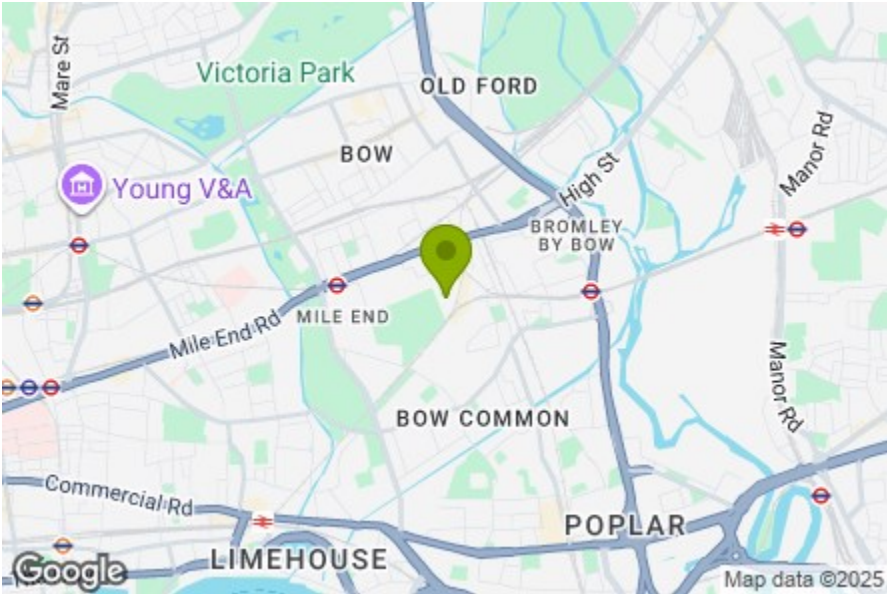
Offers In Excess Of £325,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Apartment
- Second Floor
- Beautifully Presented
- Moments Away from Bow Road Station
- Proximity to Mile End Station
- Proximity to Mile End Park and Leisure Centre

This bright and well-finished one-bedroom apartment occupies the second floor of a modern building in a highly convenient East London setting. The interiors feel welcoming and filled with natural light, offering a layout designed for comfortable everyday living. Ideally placed for transport, Bow Road Station is only moments away, while Mile End Station provides additional quick connections across the city. Mile End Park and the nearby leisure centre bring together open green space and excellent local amenities, creating a balanced lifestyle with everything you need close at hand.



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IF YOU LIVED HERE...

Set within an attractive building of warm brickwork and striking bays, this apartment combines character with a smart, contemporary feel. Tall windows bring depth to the façade, while neatly kept communal areas create an inviting sense of approach. Inside, the apartment opens into a wide hallway painted in a rich blue shade, where natural wood flooring brings warmth and two built-in cupboards provide generous storage. The reception room is bright and inviting, with a spacious layout and a natural flow through to the kitchen. A deep bay with full-height windows and inward-opening doors floods the room with daylight, while the soft neutral décor enhances a light, relaxed atmosphere. There's ample space for dining and relaxing, making this a comfortable setting for everyday living. The adjoining kitchen continues the fresh, bright feel, designed with a practical design and two windows that keep the space light and welcoming. The double bedroom enjoys the same natural wood flooring and calming palette, creating a restful retreat. Completing the home, the bathroom features crisp white tiling contrasted with dark flooring, and a full-length bath with overhead

shower. The overall finish is considered and well-balanced, creating a cohesive and inviting look throughout. Nearby, you'll find a lively mix of green spaces, independent cafés, and local favourites. Just a short walk away, Root25 serves up excellent coffee and fresh bakes in a relaxed setting, while The Pizza Room is known for its wood-fired classics and friendly atmosphere. For a laid-back drink, both The Bow Bells and Rusty Bike are welcoming neighbourhood pubs with plenty of character. Mile End Park stretches nearby, providing open lawns, tree-lined paths, and scenic canal walks that link easily to Victoria Park. Roman Road Market adds further colour to the area, with its mix of food stalls, vintage finds, and community spirit. WHAT ELSE? Transport links are excellent, with several stations within easy reach. Mile End Station is just over ten minutes away, offering quick connections across the city via the Central, District, and Hammersmith & City lines. Bow Road Station is around five minutes on foot, while Bow Church DLR is a ten-minute stroll, providing convenient access to Canary Wharf, Stratford, and other key destinations.



A WORD FROM THE OWNER...

My partner and I have absolutely loved living in this flat, and in Bow. The flat is a perfect fit if you're a single first time buyer or a couple looking for a space to call your own.

What's struck me the most about living here is how peaceful the area is, while also being close in proximity to everything Bow and Mile End has to offer, from the excellent pub and cafe options, to the plentiful supply of parks, green spaces and canals.

It's also got fantastic transport links meaning you can get into central London quickly and easily. Plus having your own parking space included is a great bonus if you drive and want to go further afield (the A12 is literally minutes away - not that you'd notice!). We love Bow and hope you will too!

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