

Ground Floor

Total Area: 53.1 m² ... 572 ft² (excluding terrace)

All measurements are approximate and for display purposes only

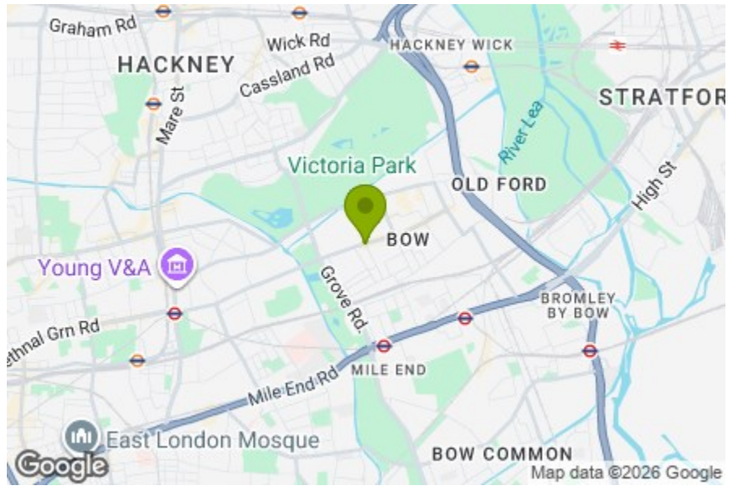
Kitchen/Dining/Reception Room
14'8" x 19'5"

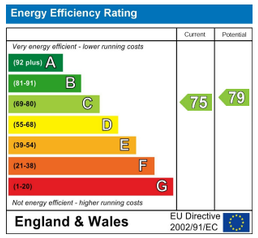
Bedroom
11'1" x 12'3"

Bathroom
4'8" x 13'9"

Terrace
14'8" x 12'4"

Terrace
5'4" x 14'0"





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ROMAN ROAD, BOW

Offers In Excess Of £450,000 Leasehold

1 Bed House

Features:

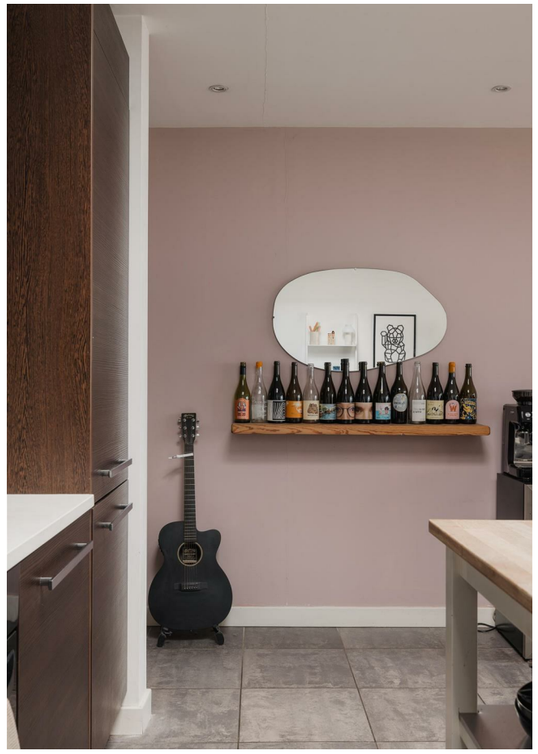
- One Bedroom Apartment
- Beautifully Presented
- Two Private Terraces
- Open Plan Kitchen/ Living
- In the Heart of Roman Road/ Flat is Quiet and Peaceful
- Ample Storage
- Chain Free
- No Service Charge

Situated moments from Victoria Park in the heart of Roman Road, this beautiful one-bedroom apartment has been artfully designed, resulting in a striking space with light flowing throughout. As well as the immaculate finish, highlights include two private terraces, an open-plan living area, and ample storage space.

As for the location, this dynamic neighbourhood has a real sense of community, and thoughtful regeneration means you'll find interesting coffee shops and eateries nestled comfortably alongside much-loved traditional pubs and market stalls.

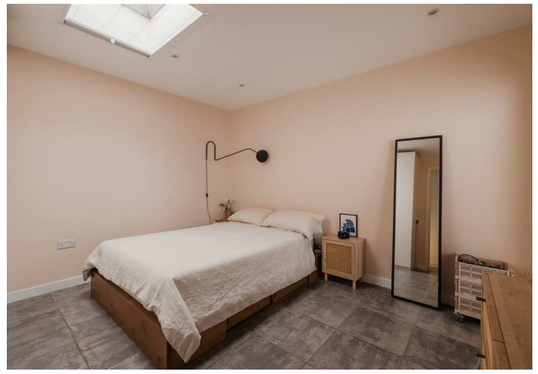
Mile End station is 15 minutes on foot, with Central, Hammersmith & City, and District line connections, so getting into town is a breeze.

REQUEST A VIEWING
0208 520 3077



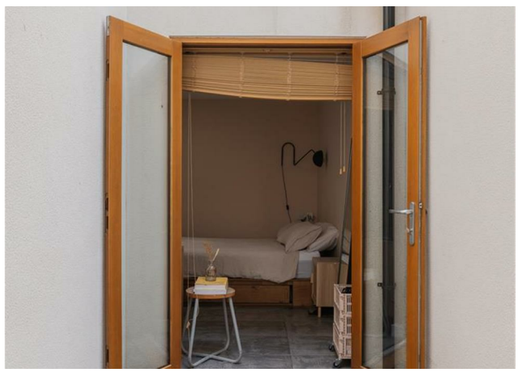












IF YOU LIVED HERE...

Thanks to the beautiful interior design, you'll be able to make yourself comfortable from the day you move in.

Awash with natural light, your open-plan kitchen/living room benefits from a serene colour palette, slate-style flooring, and sleek fittings. The kitchen appliances are high-spec and the units plentiful, so cooking will be a pleasure. You'll love throwing open the generous patio doors and stepping onto the first of your two terraces, south-facing, secluded, and decked, providing a fantastic al fresco dining setting.

The bedroom is just as immaculate, with smart built-in storage, a skylight, and access to your second terrace, this time north-facing, private, and ideal for extra storage.

Last but not least, the bathroom has been cleverly designed to include both a tub and a separate shower.

Beyond, you'll be delighted to find Victoria Park just moments away, offering landscaped gardens, cafes, and a packed event calendar, with the All Points East festival series being a highlight (imagine being able to walk home after seeing an internationally renowned headline act).

Bow and Mile End are both fantastic neighbourhoods for exploring the capital, and you can even spend a pleasant weekend strolling the two miles to Shoreditch, passing landmarks such as Columbia Road Flower Market and Brick Lane. In the other direction, Hackney Wick and the Olympic Park are also well worth a visit.

Closer to home, the Lord Tredegar, The Lord Morpeth and the Royal Inn on the Park are three great pubs within a short stroll, the latter taking you through Victoria Park. As for food, you've got some brilliant options, such as Cafe East, an excellent brunch spot, which regularly attracts crowds from across the capital. It's just one minute away!

You've probably heard of the legendary Roman Road Market, a great place to pick up essentials, do some browsing or just a spot of people watching.

WHAT ELSE?
As well as having Victoria Park so close, you're also within walking distance of the 79-acre Mile End Park, masterfully transformed from industrial land into a sprawling green oasis. In the other direction lies the Olympic Park. Who'd have thought such an urban hub would be surrounded by so much greenery?
- Don't miss the Chisenhale Gallery, housed in a former veneer factory, which hosts exhibitions, screenings, and talks by emerging contemporary artists, just a few minutes' walk from home.
- Drivers can be on the North Circular in about 10-15 minutes, and you're less than 10 minutes from the Blackwall Tunnel for easy access to South London.



A WORD FROM THE EXPERT...

I feel right at home living 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

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