

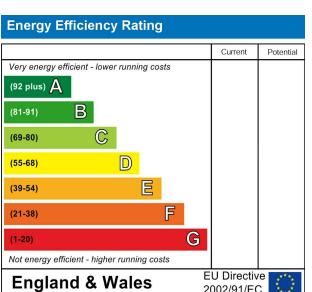
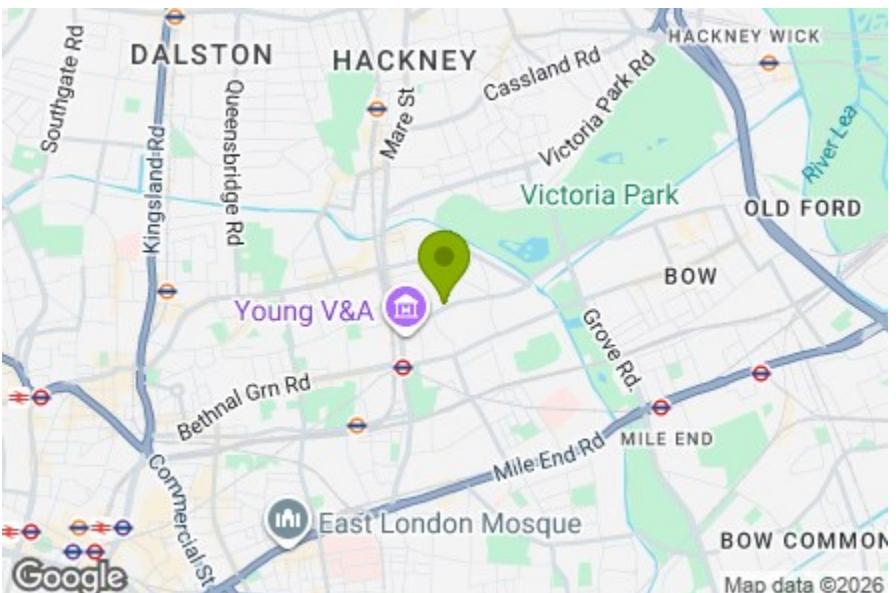
Reception Room  
16'0" x 10'6"

Kitchen  
6'10" x 14'0"

Bedroom  
12'4" x 10'5"

Bedroom  
12'3" x 9'8"

Bathroom  
5'8" x 6'11"



**APPROACH ROAD, BETHNAL GREEN**  
Offers In Excess Of £450,000 Leasehold  
2 Bed Flat



#### Features:

- Two Bedroom Flat
- First Floor
- Beautifully Presented
- Just Under 700 sq.ft
- Moments Away from Bethnal Green Station
- Moments Away from Victoria Park
- Chain Free

Set on the first floor, this two-bedroom flat offers just under 700 sq ft of thoughtfully arranged accommodation. The overall presentation feels considered and welcoming, with a strong sense of cohesion running throughout the home. Its position places you moments from Bethnal Green Station, making day-to-day travel straightforward, while the open green spaces of Victoria Park are equally close, offering an easy escape from city life. The combination of generous internal space, a first-floor setting and excellent transport links makes this an appealing option for anyone looking to settle into a vibrant and established part of London.

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#### IF YOU LIVED HERE...

You'd arrive on the first floor into a well-presented hallway, where the length of the space draws the eye through to the rooms beyond, with room for additional furniture or decorative touches to personalise the setting and give a sense of arrival. The dual-aspect reception room makes an immediate impression, with generous glazing allowing daylight to move through the room from morning to evening. It's an inviting setting for both relaxed downtime and hosting, with clearly defined areas for lounging and dining that feel naturally connected and easy to enjoy. Double doors open to a Juliet balcony, adding a gentle sense of openness and a pleasing outlook, while the proportions encourage a comfortable, sociable atmosphere that works just as well day to day as it does for gatherings. Close by, the kitchen is neatly arranged and thoughtfully laid out, with space for a dining table creating a natural spot for everyday meals and morning coffee. Light-toned cabinetry and clean finishes give the room a settled feel that supports daily routines. Both bedrooms are well proportioned and quietly positioned, each with built-in wardrobes that keep storage neatly integrated. Large windows bring in plenty of daylight, while warm flooring helps create rooms that feel calm and comfortable at the end of the day. Completing the layout, the bathroom is neatly presented and arranged with both a bath and a separate shower, finished with light tiling that gives the room a fresh, balanced feel.

You're spoilt for choice here, with an exceptional mix of places to drink, dine and explore right on your doorstep. Broadway Market leads the way with its vibrant stretch of street food stalls, independent shops and casual spots to eat and drink. Nearby, Columbia Road Flower Market pairs fresh flowers with antiques, boutiques and well-loved pubs, giving weekends a distinctly local buzz. For everyday favourites, The Common E2 is ideal for coffee, brunch and light bites, while Bistrotheque offers a destination feel with food to match. For evenings out, The Sun Tavern is a popular local spot for craft beers and a lively crowd. Green space comes courtesy of Victoria Park, with its cafés, weekend markets, open lawns and winding paths that make it as good for long walks as it is for slower afternoons.

#### WHAT ELSE?

Well connected for getting around, Bethnal Green Station on the Central line and Cambridge Heath Station on the Overground are both a seven-minute walk. Stepney Green Station, served by the District and Hammersmith & City lines, is also within easy reach at a 16-minute walk, adding further flexibility for commuting and weekend travel.



#### A WORD FROM THE OWNER...

We have lived in this flat for nearly fifteen years and couldn't be happier to have been part of East London's vibrant atmosphere. This is where we grew professionally, met most of our friends, and welcomed our first baby. Living near Victoria Park, Columbia Road, and Broadway Market has been a joy, and the many restaurants, bars, and cafés in the area have made us feel truly part of a wonderful community. We are deeply emotionally attached to the flat and have countless happy memories from our time here.

We love the energy of Bethnal Green and its proximity to both the City and Victoria Park. The many festivals in the area add to its vibrancy, and we have especially loved bringing our son to the V&A Museum of Childhood. Being part of such a stimulating neighbourhood has been a real joy.

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