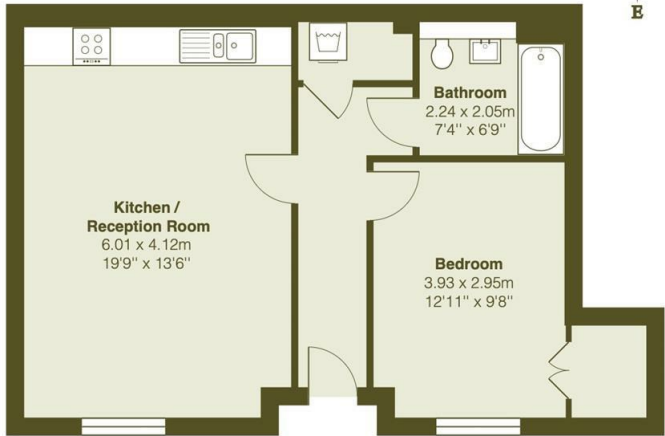


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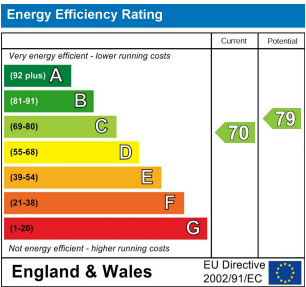
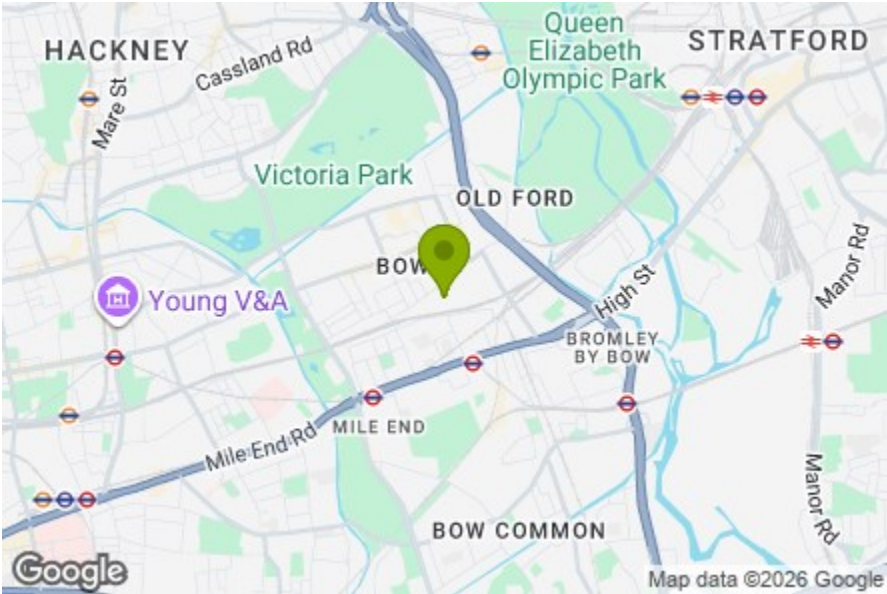
Ground Floor

Total Area: 51.3 m² ... 553 ft²
All measurements are approximate and for display purposes only

Kitchen / Reception Room
19'8" x 13'6"

Bedroom
12'10" x 9'8"

Bathroom
7'4" x 6'8"



HEREFORD ROAD, BOW
Asking Price £325,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Flat
- Gated Development
- Great Condition
- Quiet And Well Maintained Development
- Walking Distance To Victoria Park
- Perfect For First Time Buyers And Investors

A one-bedroom flat in a quiet, gated Bow development, with Victoria Park close by and plenty of East London favourites within easy reach. Well maintained and in great condition, it offers a simple, practical home in a well-connected part of E3, particularly suited to first-time buyers or investors.

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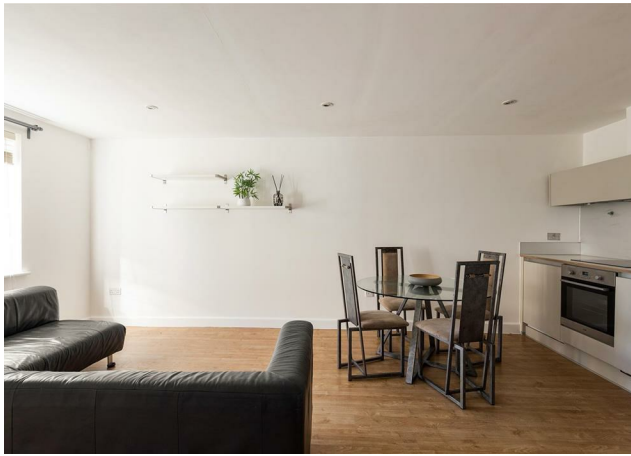
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IF YOU LIVED HERE...

The main living space is bright and open plan, with American Oak Karndean flooring running through the reception and kitchen area. There's plenty of room to create separate spots for relaxing and dining, while the kitchen sits along one side with white cabinetry, integrated appliances and a clean, pared-back finish. Large windows bring in good natural light, and the neutral walls keep the space feeling fresh.

The double bedroom continues the American Oak Karndean flooring, with a wide window bringing in plenty of daylight. The bathroom is finished in grey tiling, with a bath and shower above, wall-mounted basin and mirrored storage, along with Tudor Oak Karndean flooring. The hard-wearing, water-resistant flooring has been chosen to give the look of real wood, with spare panels also kept at the property for future repairs. The development itself is quiet and well maintained, giving the flat a more peaceful setting while still keeping Bow's shops, cafés and transport links close at hand.

WHAT ELSE?

- Roman Road is nearby for independent shops, cafés and its popular market, while Victoria Park offers wide open green space, Pavilion Café and plenty of room for weekends outdoors.
- Hackney Wick and Fish Island are both within easy reach, home to places including Crate Brewery, Howling Hops and Barge East, while Broadway Market and London Fields are also nearby.
- Bow Road Underground and Bow Church DLR provide strong connections across East London, with Stratford, Canary Wharf and the City all easily accessible.



A WORD FROM THE OWNER.....

"The flat is located on the ground-floor within a peaceful, gated development in Bow that has always been carefully managed and well looked after. The estate has a friendly, settled feel, with all homes privately owned or responsibly tenanted, creating a calm and secure environment.

We bought the flat brand new around twenty years ago, and it's been a calm, comfortable place to live ever since. The location has been one of its biggest joys — Victoria Park is just a short walk away, and Roman Road Market brings a real sense of community with its cafés, independent shops, and weekend buzz. Transport links are excellent, making it easy to get around East London and into the City.

It's a peaceful spot with everything close by, and it's been a very happy home."

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