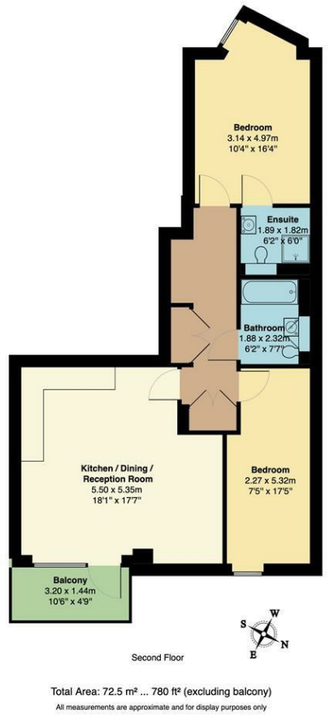


Total Area: 72.5 m² ... 780 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Kitchen/Diner/Reception Room
18'0" x 17'6"

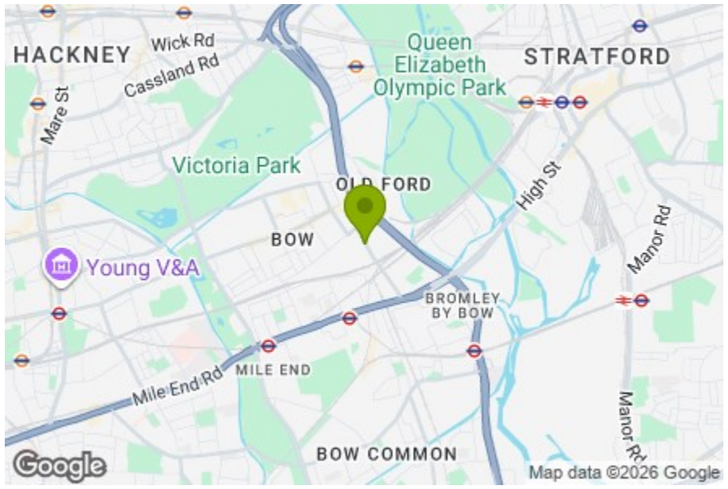
Balcony
10'5" x 4'8"

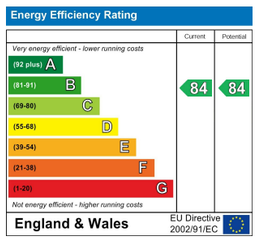
Bedroom
10'3" x 16'3"

Bedroom
7'5" x 17'5"

Ensuite Bathroom
6'2" x 5'11"

Bathroom
6'2" x 7'7"





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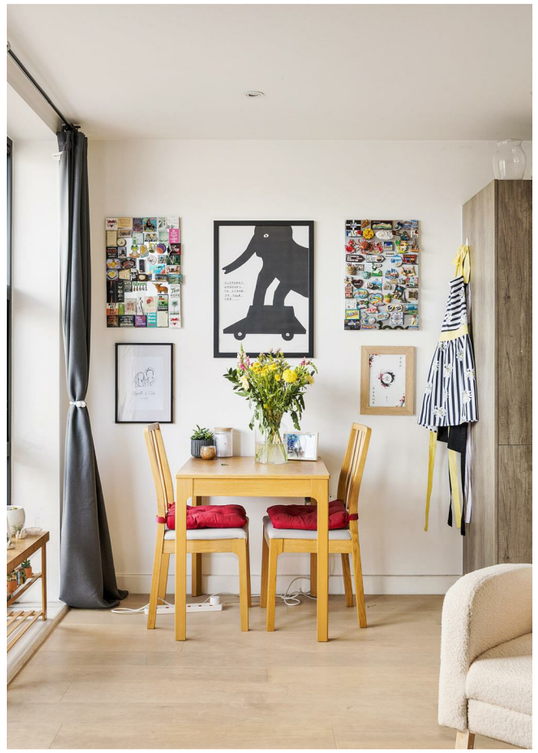
Offers In Excess Of £499,999 Leasehold
2 Bed Flat

Features:

- Two Bedroom Apartment
- Two Bathrooms
- Private Balcony
- Second Floor
- Bicycle Storage within the Building
- Communal Patio

Set on the second floor of Matchsticks Apartments, this two bedroom home pairs a bright open-plan living space with a private balcony, two bathrooms and useful shared facilities including bicycle storage and a communal patio. Bow Road, Roman Road and Victoria Park are all within easy reach, with Fish Island just across the A12, home to a growing mix of cafés, bars and creative spaces.

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IF YOU LIVED HERE...

The entrance hallway leads into the main kitchen, dining and reception room, an open space with pale wood flooring and a simple, neutral finish. The kitchen sits to one side with white cabinetry, wood-effect units and stainless steel worktops, leaving plenty of room for separate dining and seating areas. Full-height glazing brings in plenty of daylight, with a door opening directly onto the private balcony. The interiors have plenty of personality too, with artwork, plants and colourful details showing how easily the space can be made your own.

Both bedrooms sit away from the main living area. One is a long double room with its own ensuite shower room, while the second bedroom is positioned closer to the reception room. There's also a separate bathroom off the hallway, finished with large-format brown tiles and a bath with shower above. Elsewhere in the building, residents have access to bicycle storage and a communal patio, adding some useful shared space beyond the apartment itself.

WHAT ELSE?

- Roman Road is nearby for its shops, cafés and market, while Mae + Harvey and The Coborn are among the local options for coffee, food and a drink.

- Head across the A12 to Fish Island and you'll find cafés, bars and independent spots dotted around the canals and former industrial buildings, with Hackney Wick close by too.

- Transport is well covered, with Bow Church DLR and Bow Road Underground both within walking distance. Bow Road is served by the District and Hammersmith & City lines, while the DLR provides connections towards Stratford and Canary Wharf.



"WORD FROM THE OWNER...

"I have lived at Matchstick Apartments since 2018 and I have really loved living here. The flat has been great as first time buy for me, big enough to feel as though you have a good space, but not so big that it needs loads of maintenance, so it really is perfect for anyone who wants to experience living centrally in London. Additionally I love the area, having lived mostly in East London since 2012; I can't speak highly enough of how great it is to be so close to the Victoria Park area which has so much going on, Hackney Wick is really close and such a cool place to go out, but also having Stratford, Canary Wharf and the City all so close means you feel really central to a lot that is going on by living here, while the road and the building still feel quiet so you can have a good balance. Even writing this is making me think how much I will miss living here, and I know the person buying will love it!"

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