



GROUND FLOOR

FIRST FLOOR

Total Area: 104.2 m<sup>2</sup> ... 1121 ft<sup>2</sup>

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.

Reception  
12'3" x 14'9"

Reception  
11'3" x 12'10"

Kitchen / Diner  
16'10" x 19'3"

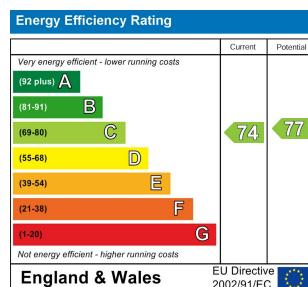
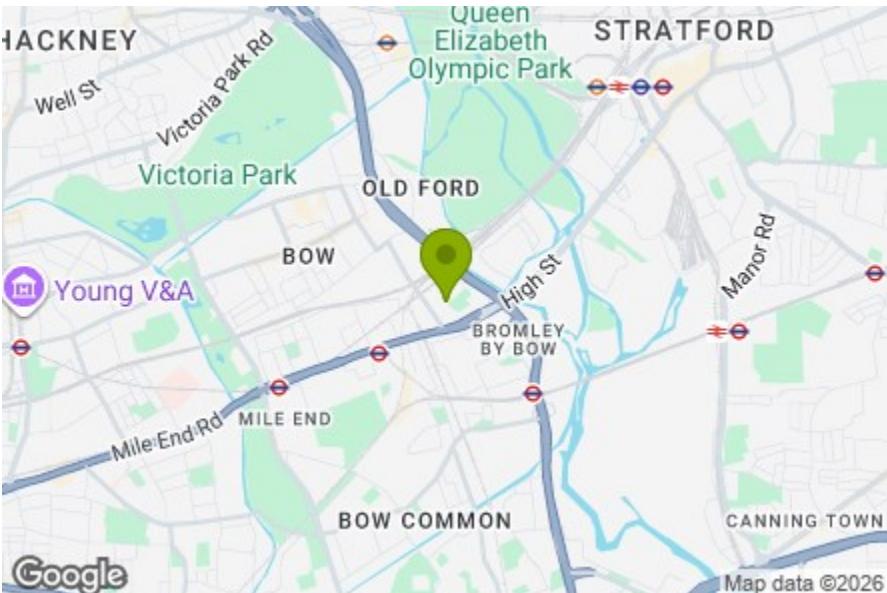
Bathroom  
6'6" x 9'6"

Bedroom  
11'11" x 13'0"

Bedroom  
11'1" x 14'9"

Bedroom  
6'6" x 8'4"

Garden  
17'6" x 18'10"



## RIDGDALE STREET, BOW

£850,000 Freehold  
3 Bed House



### Features:

- Three Bedroom House
- Victorian Property
- Beautiful Private Garden
- Arranged Over Two Floors
- Chain Free
- Moments Away from Grove Hall Park
- Solar Panels

Just a short stroll from both the Olympic Park and Victoria Park, this gloriously classic three-bedroom home is packed with charm. There's a dine-in kitchen, two reception rooms, first-floor bathroom and the beautiful south-east facing garden — perfect for catching the sun. Throughout, you'll spot gorgeous period features that add real character, and there's fantastic potential to put your own stamp on the space, too.

Bow Road station is around a ten-minute walk, with easy access to the Hammersmith & City and District lines, while Bow Church is even closer for the DLR — making trips into Central London a breeze.

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#### IF YOU LIVED HERE...

Packed with history and full of community spirit, Bow offers that rare blend of old and new. Its thoughtful regeneration means you'll find cool coffee shops and bars sitting comfortably alongside much-loved traditional pubs and vibrant market stalls. But first, let's take a look at home...

Your classic frontage makes a great first impression for visitors, and that period charm continues inside. The front reception room is bathed in natural light thanks to the large bay windows, perfectly highlighting the ornate ceiling rose and elegant mantelpiece. Grand double doors link through to the rear reception, giving you the option to keep things open-plan or create separate spaces – and you'll find the same character and charm here too.

Just beyond, the dine-in kitchen overlooks your secluded south-east facing garden, where leafy greenery gives it a wonderfully private, almost enchanted feel.

Upstairs on the first floor, you'll find three bedrooms – two generous doubles and a smaller room that's ideal as a nursery, home office or creative space. There's also a family bathroom on this level. And if you're keen to put your own stamp on a property, this is the perfect opportunity to get creative and reimagine the space as your forever home.

#### WHAT ELSE?

- The Lord Tredegar, The Coborn, Morgan Arms, and The Lord Morpeth are four great pubs within strolling distance. Cafe East is an excellent brunch spot just one mile away.
- Despite the home being situated in such an buzzing hub, it's only a 20 min walk to Victoria Park, while the tail end of the Olympic Park is even closer. Grove Hall Park is almost on your doorstep.
- You've probably heard of the legendary Roman Road Market, which is within a few minutes of your home – and a great place to pick up essentials or just go for a spot of browsing.



#### A WORD FROM THE EXPERT...

"I feel right at home 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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