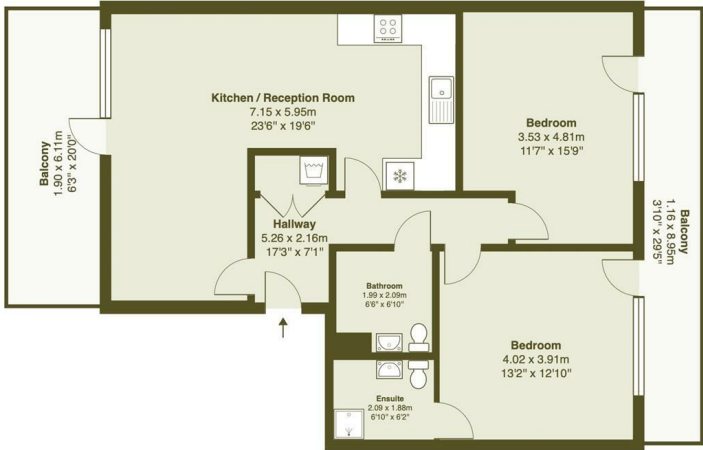




6th Floor
Total Area: 83.0 m² ... 894 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Hallway
17'3" x 7'1"

Kitchen / Reception Room
23'5" x 19'6"

Balcony
6'2" x 20'0"

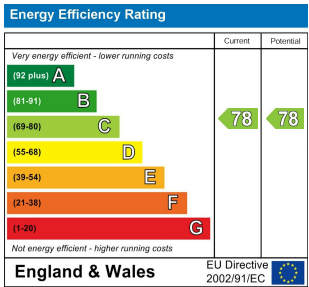
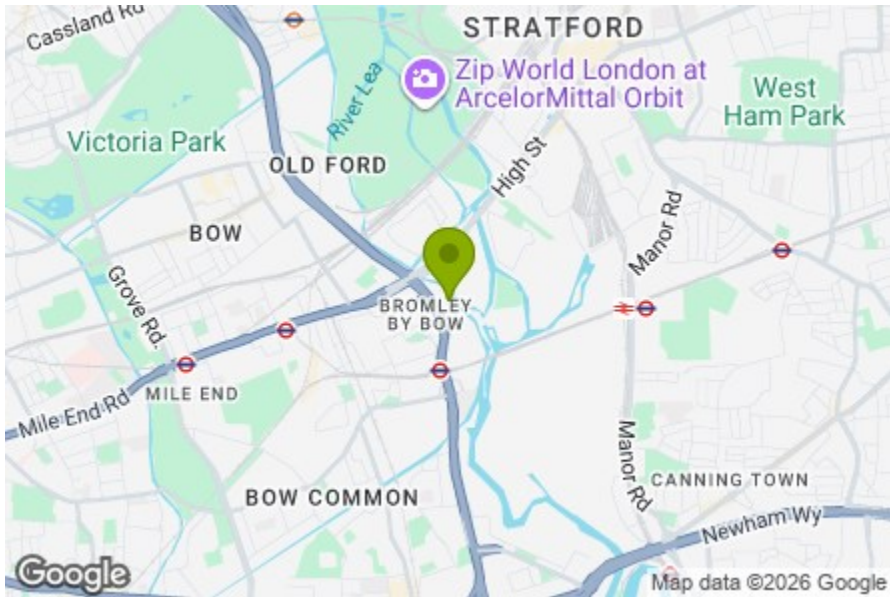
Bedroom
11'6" x 15'9"

Balcony
3'9" x 28'2"

Bedroom
13'2" x 12'9"

Ensuite
6'10" x 6'2"

Bathroom
6'6" x 6'10"



HARGREAVES COURT, BROMLEY BY BOW

Asking Price £450,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Two Bathroom Flat
- Two Private Balconies
- Excellent Condition
- Over 900 sqft
- Double Bedroom
- Great Transport Links

Asking Price: £450,000 for 100% ownership of the property. The current owners hold a shared ownership interest, but the sale is for the full 100% interest in the property.

This beautifully presented two bedroom apartment occupies the sixth floor of a contemporary development in Bromley-by-Bow. With two bathrooms, two private balconies and a generous open-plan living area, there's plenty to enjoy inside and out. Excellent transport connections and the nearby waterways make this a particularly convenient corner of East London.

REQUEST A VIEWING
0208 520 3077

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E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

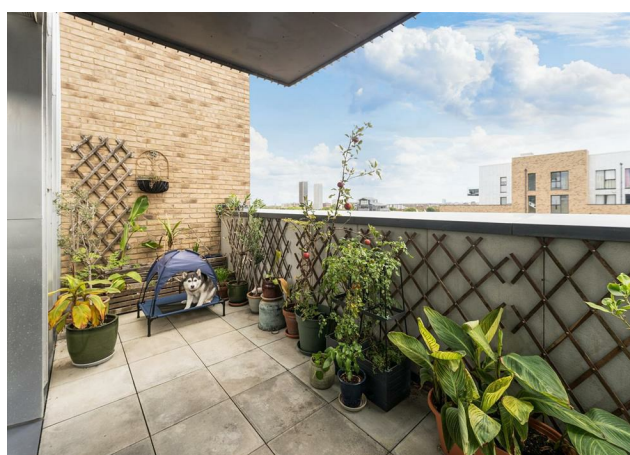
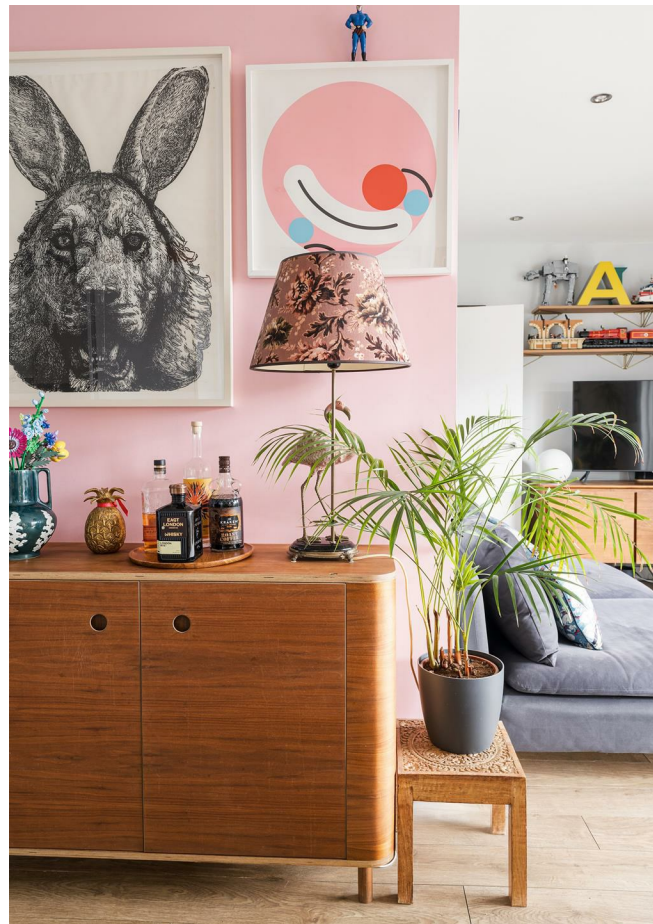
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0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

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0203 325 7228

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IF YOU LIVED HERE...

Step inside to find a welcoming hallway leading into a wonderfully spacious kitchen and reception room. The kitchen has sleek white cabinetry, dark worktops and patterned splashback tiles, while the living area offers plenty of room for dining and relaxing. Colourful artwork, carefully chosen furniture and large windows give the space plenty of personality, with glazed doors opening onto the first private balcony.

Both bedrooms are comfortable doubles, with large windows bringing in natural light and direct access to the second balcony. The principal bedroom features an ensuite shower room, while the separate family bathroom has a bath with shower overhead. Both are finished in neutral tones with contemporary fittings. The apartment is presented in excellent condition throughout, with a practical layout that works equally well for entertaining, working from home or simply unwinding.

Outside, the two balconies provide separate spots to enjoy fresh

air and views across the surrounding neighbourhood. The apartment also benefits from secure bicycle storage within the development.

WHAT ELSE?...

- Bromley-by-Bow Underground station offers District and Hammersmith & City line services, while Devons Road DLR connects you to Stratford and Canary Wharf.
- The nearby River Lea, Limehouse Cut and Three Mills provide lovely waterside walking and cycling routes, with Queen Elizabeth Olympic Park also within easy reach.
- Fish Island and Hackney Wick are nearby, offering a lively mix of independent cafés, restaurants, bars and creative spaces, including local favourite Juju. Roman Road is also within easy reach, with its popular market, independent shops and places to eat.



A WORD FROM THE OWNER...

"I love this flat. I spend a lot of time on the terrace in summer having evening meals there or just enjoying a glass of wine looking at the sunset basking the surrounding buildings in beautiful yellow glow. Also, I've made friends with the neighbours, the couple living on the same floor opposite us, are both artists, and wonderful people. It's a very conveniently located flat for travel into the city or long walks by the canal and into parks. I really enjoy watching swans nest and bring up their signets every summer. And I enjoy having a coffee at the historic Three Mills."

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