



Morris Road, London, E14

BUTLER  STAG





**Guide Price - £500,000 to £550,000**

**Set within Foundry House, a striking Victorian factory conversion, this beautifully presented two-bedroom apartment blends period character with contemporary living. Formerly a dog biscuit factory, the building has been thoughtfully reimaged into a secure, gated development while retaining its industrial heritage.**



## Share of Freehold

- Two Bedroom Apartment
- Residents Parking
- Close To Amenities
- Lift Access
- Private Balcony
- Gated/Secure Development
- Close To Langdon Park DLR
- Converted Factory Development

The apartment offers good proportions throughout, with a open-plan living and dining area that feels both bright and welcoming. Large factory-style windows flood the space with natural light, enhancing the sense of volume and highlighting the building's historic charm.

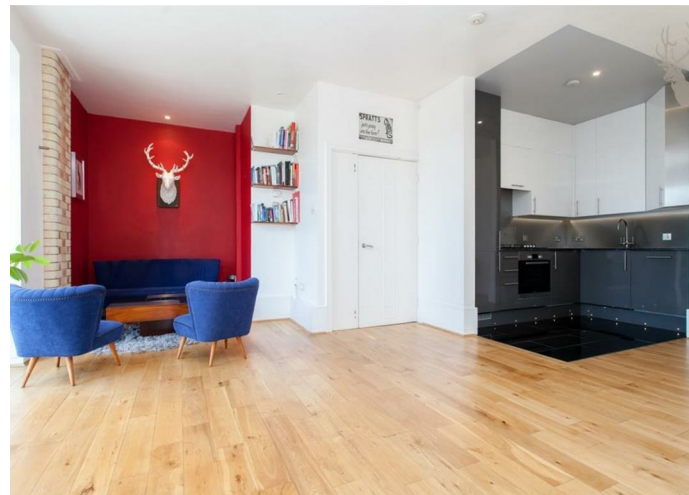
A standout feature is the private south/west-facing balcony, providing an ideal spot for afternoon sun, evening drinks, or simply unwinding outdoors. The orientation ensures excellent natural light throughout the day and into the evening.

The kitchen is well appointed and seamlessly integrated into the living space, making it perfect for both everyday living and entertaining. Both bedrooms are well sized, with the principal bedroom offering ample storage and a calm, comfortable retreat. The second bedroom works equally well as a guest room, home office, or nursery.

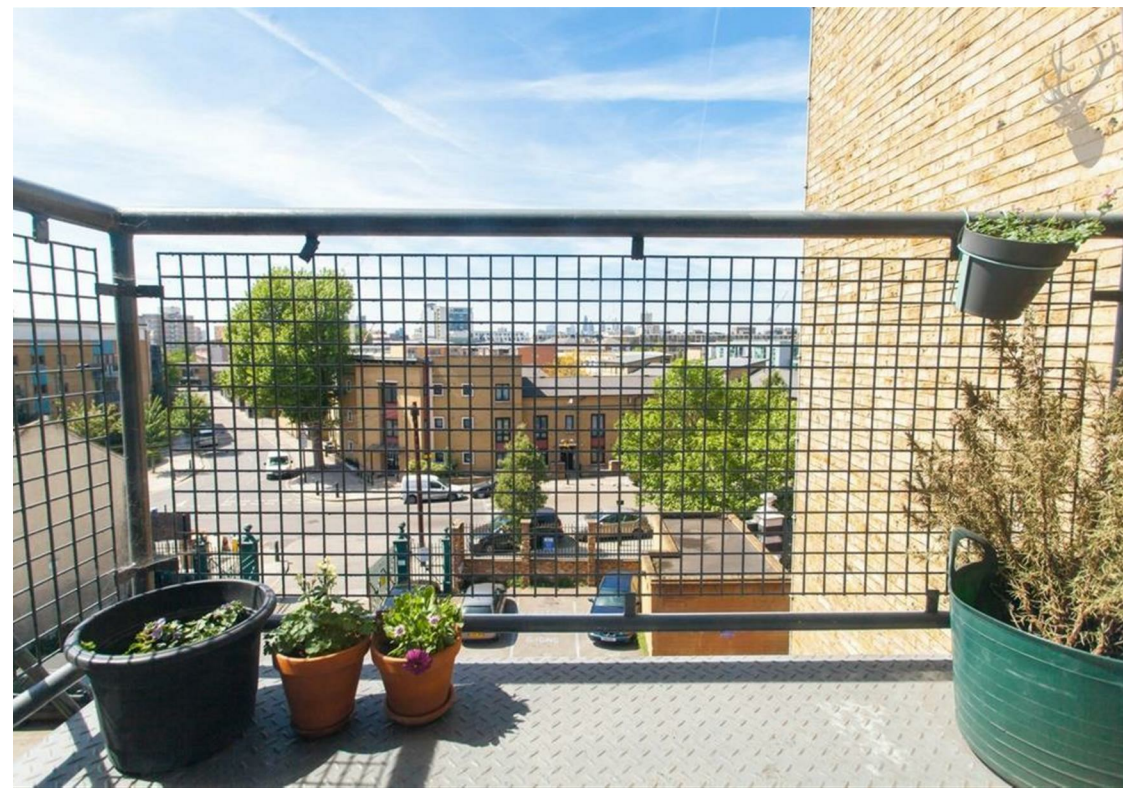
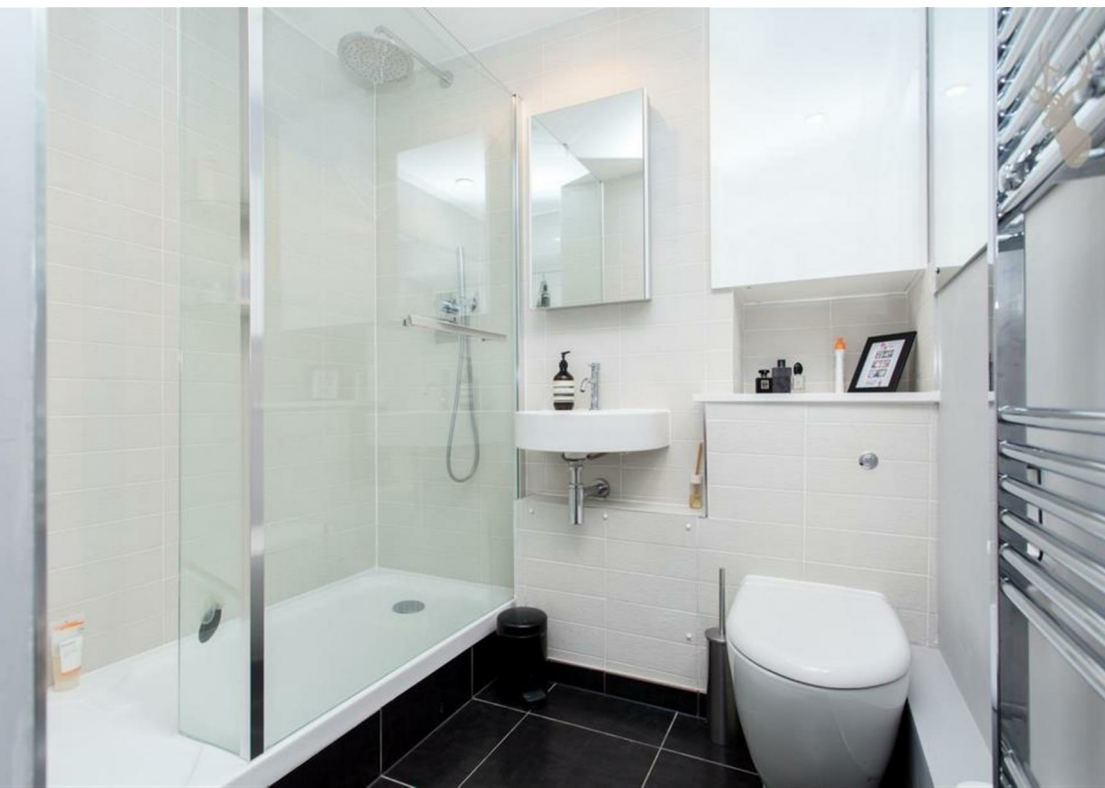
The apartment further benefits from a bathroom, secure entry system, and residents parking, a valuable addition for the area.

Located on Morris Road, Foundry House enjoys a convenient position close to local amenities, transport links, and green spaces, making it ideal for professionals, couples, or small families seeking characterful living with modern convenience.

A rare opportunity to own a stylish home in a distinctive converted building with outdoor space, parking, and a fascinating history.



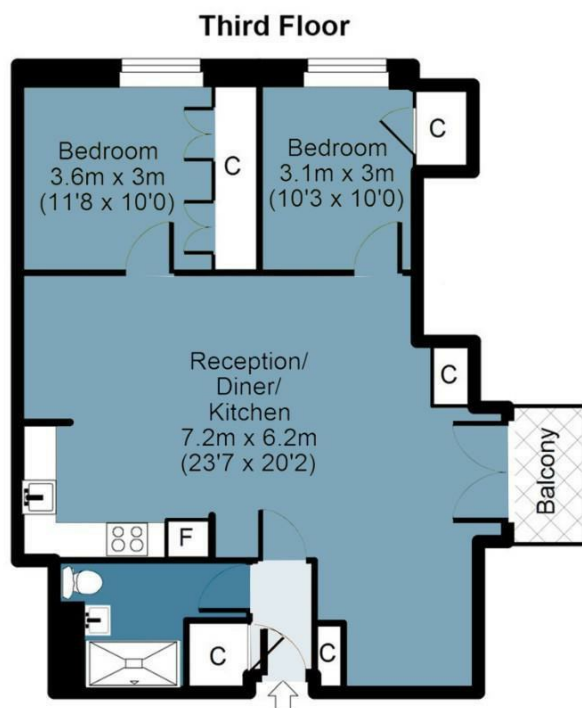




## Morris Road

Approx. Gross Internal Area 60 Sq M ( 645 Sq Ft )

BUTLER & STAG



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
© @modephotouk www.modephoto.co.uk

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

BUTLER & STAG

☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ bow@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)