

Total Area: 69.7 m<sup>2</sup> ... 750 ft<sup>2</sup>

All measurements are approximate and for display purposes only

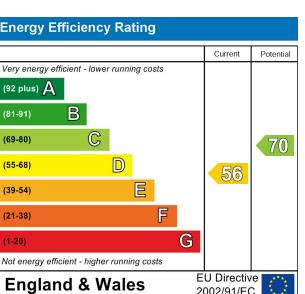
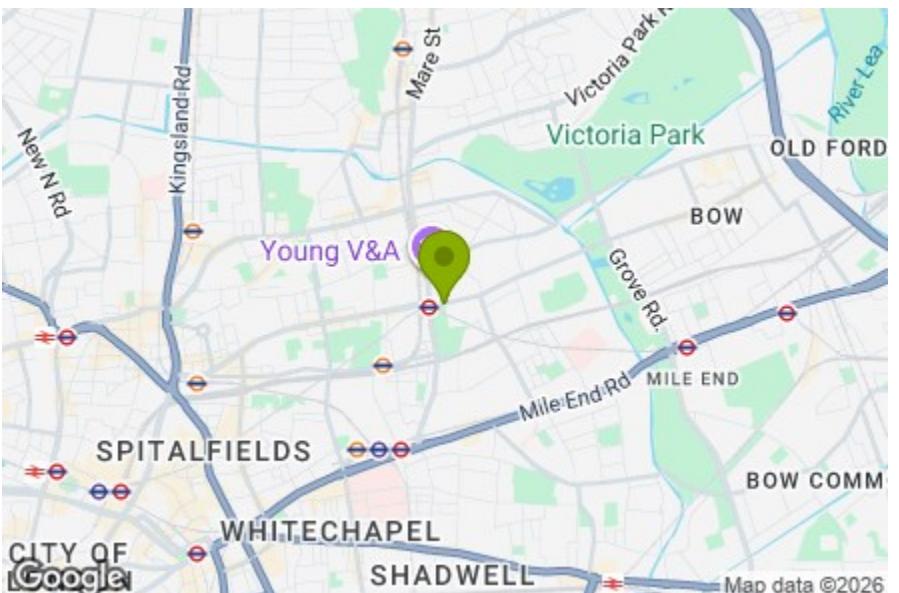
Reception Room  
10'4" x 17'4"

Kitchen  
10'7" x 8'4"

Bathroom  
8'11" x 5'4"

Bedroom  
10'4" x 14'9"

Bedroom  
8'4" x 14'4"



## ROMAN ROAD, LONDON

Guide Price £425,000 Share of Freehold  
2 Bed Flat



### Features:

- Two Bedroom Property
- Beautifully Presented Throughout
- First Floor
- Moments from Bethnal Green Station
- Short Walk to Victoria Park
- Approx 750 Square Foot

AN EXCELLENT OPPORTUNITY FOR CASH BUYERS OR THOSE WITH A 50%+ DEPOSIT.

Set on the first floor of a purpose built development, this bright and charming two-bedroom apartment enjoys a fantastic location just moments from Bethnal Green station, and walking distance from some of East London's top locations, including Victoria Park, Columbia Road and Brick Lane.

As well as a well-maintained communal hallway and bike storage, you'll find natural daylight, thoughtful decor and smart fittings throughout. It's all ready for you to enjoy from the moment you move in.

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#### IF YOU LIVED HERE...

You've probably already visited this buzzing part of East London as a visitor, but it'll be a totally different experience living here, with all the brilliant places at your finger tips 24/7. As well as much-loved destinations like the Young V&A and Victoria Park nearby, you'll find exciting new ventures constantly cropping up and keeping you on your toes, so exploring will never get boring.

Back at home, you've got 750 square feet to spread out. Your reception is a brilliantly sized space, with polished flooring sweeping the length and spotless decor. The kitchen has sleek units, spotless worktops and space for a table, which will make hosting a dream. The two bedrooms are both just as neat, with more immaculate decor - the larger of the two even has in-built storage. The bathroom is a great size, with sparkling fittings and an over-tub shower, and the hallway is nice and spacious.

As for beyond, there's plenty of nature nearby, including the aforementioned Victoria Park, Mile End Park and Bethnal Green

Gardens. Transport is plentiful in this area with some excellent bus routes nearby as well as Bethnal Green station, which is served by the Central line and Overground. If you have the time and energy, it's a pleasant wander into the city via Brick Lane and Shoreditch (make sure you stop off to pick up some bagels).

#### WHAT ELSE?

- You've got a selection of fantastically unique markets within a mile or so; Columbia Road Flower Market, Broadway Market, Mare Street Market. Start the day at the former with a tasty brunch, and finish at the latter with some delicious street food.
- You're in luck when it comes to local pubs as there are some truly iconic institutions within a few minutes; both The Camel and The Florist are excellent choices for a pint and a catch up with friends before or after showing off your new home.
- Being so close to Victoria Park means you've got easy access to some fantastic facilities, such as jogging routes, world class summer festivals, a skatepark, or head to London Fields for the much-loved lido.



#### A WORD FROM THE OWNER...

"We have absolutely loved living at 50 Roman Road for the past 10 years. We have lovely, friendly neighbours who we will miss when we move on. The local area is amazing and we have got to know the owners of the local shops, pubs and cafes. There is a real sense of community in this part of Bethnal Green. Now we have a young family we make constant use of the Young V&A Museum and being so close to Victoria Park is fantastic. We go to the food market there every Sunday. We're moving because now we have a family, we would like more space - otherwise we would definitely stay on!"

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