



First Floor

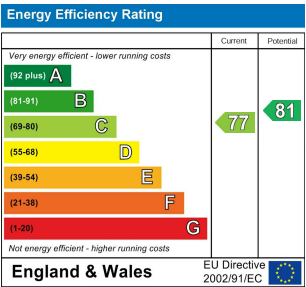
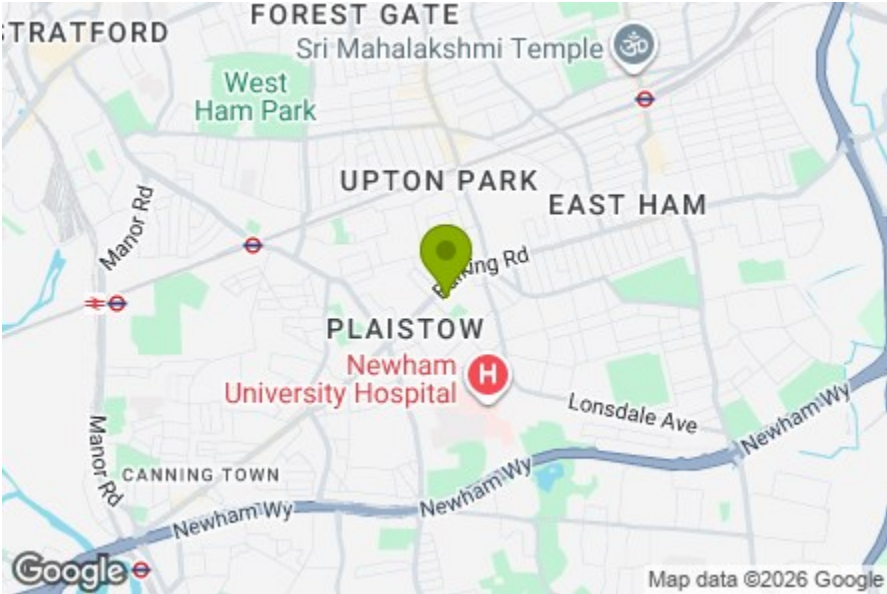
Total Area: 67.5 m² ... 726 ft²
All measurements are approximate and for display purposes only

Reception Room
25'3" x 15'10"

Kitchen
7'3" x 8'1"

Bathroom
8'3" x 8'1"

Bedroom
10'4" x 12'2"



JEDBURGH ROAD, PLAISTOW

Offers In Excess Of £280,000 Leasehold
1 Bed Apartment - Conversion



Features:

- One Bedroom Apartment
- Stunning Factory Conversion
- First Floor
- Original Factory Style Windows
- Over 700 Sq Ft
- Recently Renovated Bathroom
- Bright & Airy with High Ceilings
- A Short Walk to Upton Park Station

A wonderfully characterful one-bedroom apartment on the first floor of a former factory in Plaistow, with Upton Park station a short walk away. Extending to over 700 sq ft, the home pairs the scale and original factory-style windows of its industrial past with bright, pared-back interiors and impressively high ceilings.

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IF YOU LIVED HERE...

Step inside and the sense of space is immediate. The reception room is the heart of the apartment, an expansive, light-filled living and dining space where a run of original factory-style windows brings in plenty of daylight. High ceilings and exposed structural details nod to the building's history, while white walls and a restrained palette keep everything feeling calm and contemporary. There's ample room to create distinct areas for relaxing and dining, with the separate kitchen positioned just off the living space and finished with white cabinetry and warm timber worktops.

The bedroom sits beyond the hallway, with another large window and plenty of room around the bed. Nearby, the recently renovated bathroom has a clean, modern finish, with a bath and shower above, white tiling and a heated towel rail. The hallway also provides useful storage, completing a layout that makes excellent use of the apartment's generous proportions. Throughout, the combination of height, light and original

industrial details gives the home a character all of its own.

WHAT ELSE?

Upton Park station is a short walk away, with District and Hammersmith & City line services providing straightforward connections across London. Queen's Market sits beside the station on Green Street, a long-standing local favourite surrounded by independent shops, cafés and restaurants. West Ham Park offers plenty of green space nearby, while Green Street has a wide choice of places to eat, including Kaffiend for coffee and brunch.



A WORD FROM THE OWNER...

"This was the perfect starter home for me it is a large space in which you can do a lot with it it's very well connected and easy to get into East London as well as the city and not too hard to get to east London working in the city is really easy it's never taken me more than 30 odd minutes to get to work there is everything you need near pubs shops parks it takes great starter home"

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