



5A Merchant Street, London, E3

BUTLER & STAG



Set within a newly converted former Chapel on Merchant Street, is a collection of eight luxury one and two-bedroom apartments that have been masterfully reimagined into residential living spaces. The building's past is celebrated by a marriage of exquisite period detailing and considered contemporary design characteristics, which include Lombardia arch stained-glass windows, original exposed buttresses and voluminous ceiling heights. Harmonious contemporary introductions include engineered oak flooring, wide open living spaces and double-glazed timber sash windows, which allow a tremendous amount of light to flow around the plan.



- 792 Sq/Ft Lateral Internal Living Space
- Available 21st August
- First Floor
- Timber Sash Windows
- Bespoke Shaker Design Kitchen / Quartz Work Surfaces
- Under Floor Heating / Engineered Oak Flooring

Situated in the heart of Bow, there is something for everyone within this exclusive development with its mixture of duplex and lateral space apartments of which only a select few boast their own private outdoor space. It offers a popular urban location whilst being surrounded by wide-open green spaces (Mile End Park and Tower Hamlets cemetery park conservation area) and yet still providing access to central London within a short train or cycle ride.

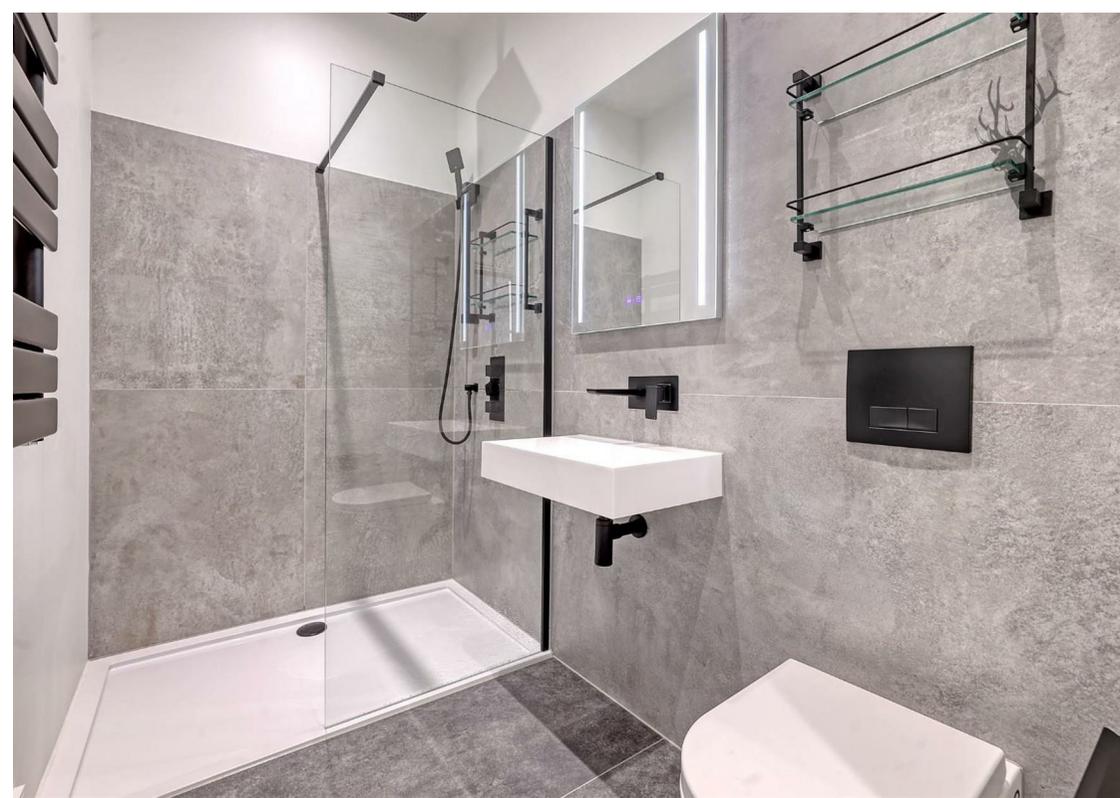
The interior spaces are defined by a rich ash oak flooring, black-panelled doors and jet black quartz work surfaces which add visual excitement and depth to each room.

Each apartment boasts shaker design kitchen cabinetry which embraces a sense of timeless style and functionality, making it an enduring design that fits perfectly for this newly converted building. All kitchens have top of the range Bosch integrated appliances that provide all the features necessary to accommodate a contemporary lifestyle for the new owner.

The bathrooms exude sophistication and comfort with spa-like retreat qualities where functionality and aesthetics have come together to provide a relaxing place to be. Large format textured grey tiles line both the floor and walls providing hallmark qualities of a modern bathroom. All concealed taps, shower valves, radiators and multiple shower heads are sleek in design and finished in a matte black colour. Wall hung toilets and basins are a running theme as are the spacious walk-in showers with frameless glass enclosures that provide a functional space. Smart technology, such as touchscreen mirrors with built-in lighting adjustments and underfloor heating have also been incorporated.

All apartments offer bedrooms large enough for a double bed and plenty of space to spare.





## Flat 3, 5a Merchant Street

Approx. Gross Internal Area 73.6 Sq M ( 792.2 Sq Ft )

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Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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)