



Mostyn Grove, London, E3

BUTLER & STAG



Welcome to this generously proportioned two-bedroom, two-bathroom apartment located in the heart of Bow, offering modern living with the added luxury of a large private east-facing balcony. Perfectly situated just a short stroll from Bow Road Station and the tranquil green spaces of Victoria Park, this property offers a rare blend of connectivity and calm in one of East London's most vibrant neighborhoods.



## Leasehold

- Two Double Bedrooms
- Private Full Width Terrace
- Close To Victoria Park
- Lift Access To All Levels
- Two Bathrooms
- Underground Allocated Parking Space
- 24 Concierge Service / Bicycle Storage
- Chain Free

**Two Spacious Double Bedrooms:** Both bedrooms are well-sized, bright, and versatile—ideal for sharers, a couple, or a growing family. The principal bedroom benefits from a sleek en-suite bathroom, while the second bedroom is conveniently located near the main family bathroom.

**Generous Open-Plan Living Area:** The heart of the home is a vast, light-filled living and dining space with direct access to the balcony, perfect for entertaining or unwinding. The adjoining kitchen is fully integrated with all appliances, generous counter space, and cabinetry.

**Large Private Balcony (East-Facing):** Enjoy your morning coffee or weekend brunches on a substantial private balcony that captures the morning sun and provides open views—a rare and valuable feature in the area.

**Transport:** Ideally located just a few minutes' walk from Bow Road Underground (District and Hammersmith & City lines) and Bow Church DLR, providing swift access to Canary Wharf, the City, and Stratford.

**Parks & Green Spaces:** Enjoy easy access to the lush expanses of Victoria Park and the scenic towpaths of the nearby Regent's Canal—perfect for weekend strolls, cycling, or picnics.

**Local Amenities:** Bow offers a thriving local scene with cafes, markets, restaurants, and boutique shops. Roman Road Market and Hackney Wick's creative hubs are within walking distance.

**Secure & Modern Development:** The apartment is set within a well-maintained, secure modern building with lift access, communal areas and a 24-hour concierge.





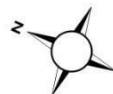




## Windsor Court

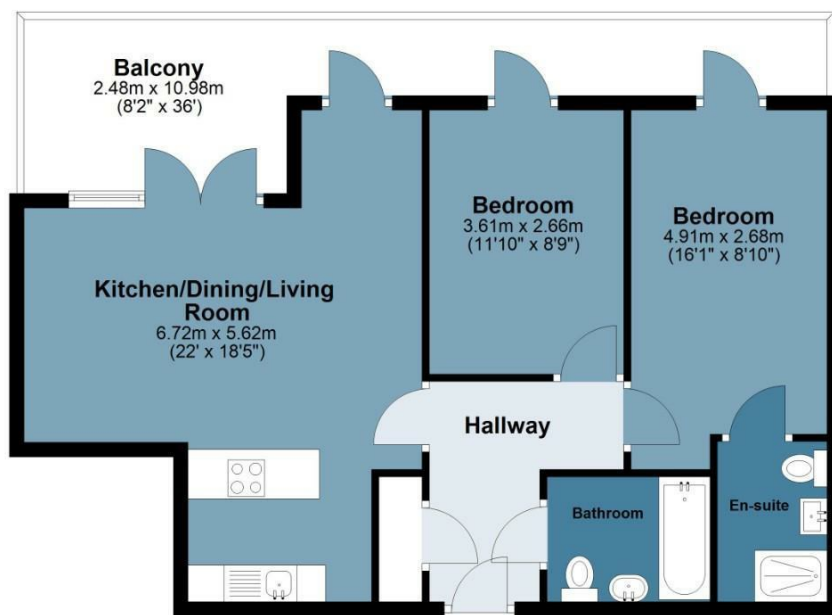
Approx. Gross Internal Area 63.8 Sq M ( 687 Sq Ft )

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### Fourth Floor

Approx. 63.8 sq. metres (687.0 sq. feet)



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.  
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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.

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☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ bow@butlerandstag.com

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