



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

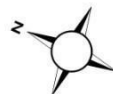




Windsor Court

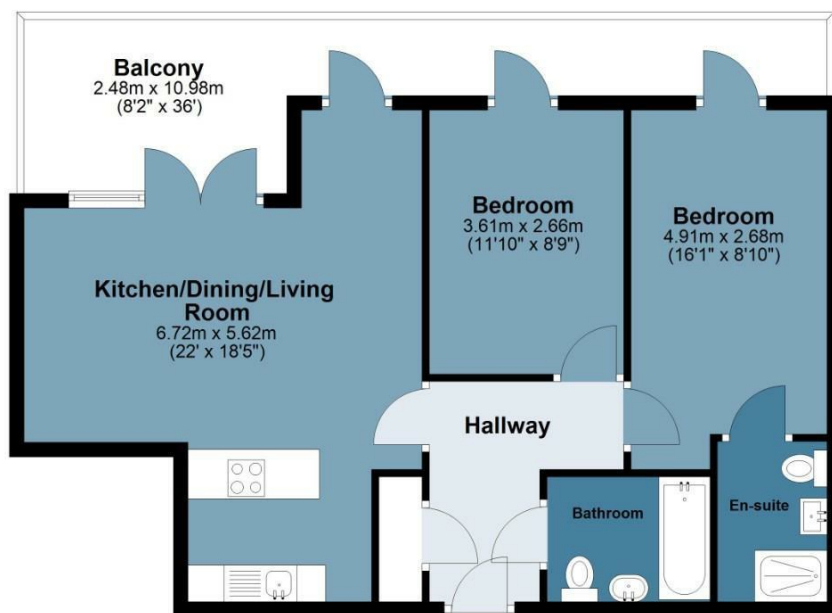
Approx. Gross Internal Area 63.8 Sq M (687 Sq Ft)

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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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