

Total Area (Excluding Balcony): 72.2 m² ... 777 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Reception
12'8" x 22'5"

Kitchen
8'8" x 7'2"

Bedroom
7'4" x 10'0"

Bedroom
9'6" x 12'10"

Bedroom
9'6" x 10'11"

Bathroom
7'3" x 6'8"

Balcony



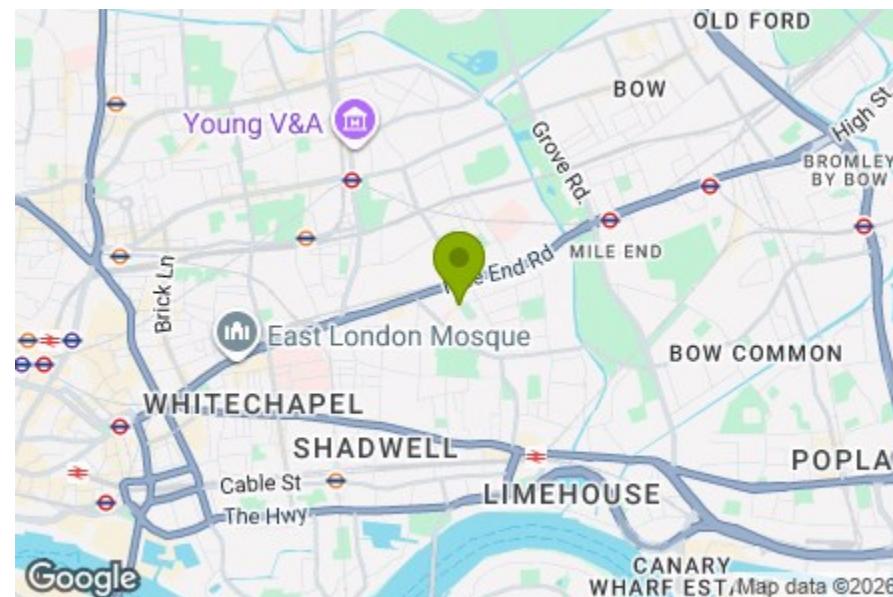
BEAUMONT SQUARE, STEPNEY GREEN Offers In Excess Of £475,000 Leasehold 3 Bed Flat



Features:

- 3 Bedroom Flat
- Second Floor
- Overlooking Beaumont Square
- Short Walk to Stepney Green Station
- Moments from Mile End Park
- Communal Green Space to Rear
- Approx. 777sqft

Set on the third floor of a well-maintained block, this three-bedroom apartment looks out over the leafy calm of Beaumont Square and its communal gardens, while remaining exceptionally well connected. Stepney Green station is just a three-minute walk away, with District and Hammersmith & City line services, along with buses 25 and 205 close by. Mile End station is also within easy reach, around a seven to eight-minute walk, placing the City and Canary Wharf just 10–15 minutes away. Inside, the layout is practical and well balanced, with a separate reception room, kitchen and bathroom, giving each space a clear sense of purpose. Built-in storage is thoughtfully integrated throughout, keeping day-to-day living uncluttered, and a private balcony adds valuable outdoor space. In total, the apartment extends to approximately 777 sq ft, offering generous proportions in a setting that combines green outlooks with excellent transport links.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	80
		EU Directive 2002/91/EC	

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

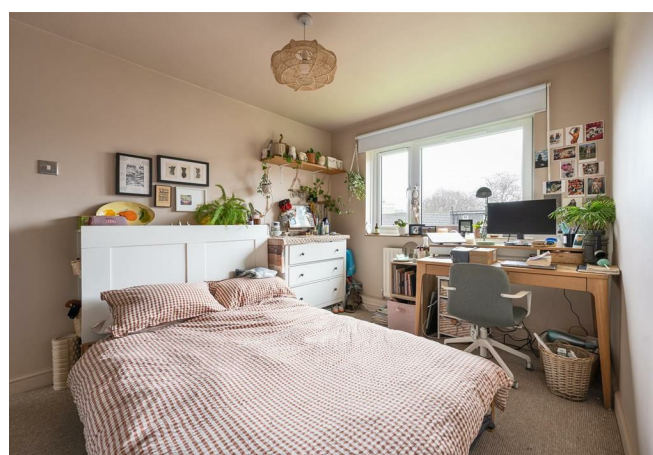
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
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IF YOU LIVED HERE...

Beaumont Square was laid out in 1840 as the centrepiece of the Beaumont Estate, and it remains one of the area's quiet successes. The square is defined by well-kept lawns, mature trees and shrubs, and a series of tucked-away spots that invite anything from a quick lunch outdoors to a moment of quiet reflection.

Step through the door and a large storage cupboard sits immediately to the left - one of three within the communal areas, ideal for coats, shoes and the everyday items best kept out of sight. Wooden flooring runs from the hallway through the main living spaces, adding warmth and continuity.

The kitchen sits to the right, finished with high-gloss white cabinetry, thick wooden worktops and integrated appliances. A pleasant outlook over greenery makes everyday tasks feel a little less routine.

The reception and dining room stretches to around 20 feet and benefits from a dual aspect, drawing light in from both front and rear. A glazed door opens onto a private, covered balcony, a sheltered spot for morning coffee or an evening pause, with views down over the communal gardens below.

There are three bedrooms to choose from, each softly carpeted and fitted with built-in storage, offering flexibility whether you need sleeping space, a home office or room

to grow.

Stepney Green Park is just a short walk away, with year-round artificial turf for sports, a well-used children's playground and just beyond, an urban farm home to sheep, goats, donkeys, pigs and poultry. With strong transport links, generous green space and a rich mix of local culture close by, this is a well-placed home for settling into a lively, well-connected community.

WHAT ELSE?

"Brick Lane Curry Mile" is famous for its large number of South Asian restaurants, especially Bangladeshi and Indian curry houses, since the 1970s. Over the years, it's grown into a cultural hub not just for food, but also for its vibrant markets, vintage shops, and street art. Since opening in 1901, Whitechapel Gallery has earned its reputation as a pioneering contemporary art space, hosting early shows for the likes of Jackson Pollock, Mark Rothko and Frida Kahlo. Spitalfields has been home to a market since 1638, and today Old Spitalfields Market is a lively mix of long-standing traders and fresh new brands. You'll find independent stalls selling everything from clothing and jewellery to homeware, art and gourmet food, alongside a weekly programme of vintage, vinyl and one-off markets - always something new to explore



A WORD FROM THE OWNER...

We absolutely loved living in this flat in Stepney Green, it's been such a special place to call home. From the moment we moved in, we appreciated the area's strong sense of history and community, with its mix of Victorian terraces, historic streets, and green spaces like Stepney Green Gardens and the nearby park. These quiet pockets of greenery were perfect for moments of calm in the middle of the city.

One of the biggest highlights has been how well connected everything is. Stepney Green station made getting around London incredibly easy, whether commuting into the City, heading to Canary Wharf, or exploring further afield. The excellent bus links added to the convenience, making day-to-day life smooth and stress-free.

The neighbourhood itself is vibrant, diverse, and full of character. There's a real East London spirit here, from cosy cafés and local pubs to nearby gems like Columbia Road Flower Market on Sundays and Stepney City Farm. Landmarks like St Dunstan's Church give the area a timeless feel, and every walk around the neighbourhood feels layered with history.

Like any inner-London area, Stepney Green has its gritty, authentic edge, but that's part of what makes it so real and full of personality. It's a place that grows on you, and one that I'll always look back on fondly.

Now, with many happy memories and a lot of gratitude, it's time to say goodbye to this wonderful flat and the neighbourhood that made it feel like home!

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