



Total Area: 45.3 m<sup>2</sup> ... 488 ft<sup>2</sup> (excluding balcony)

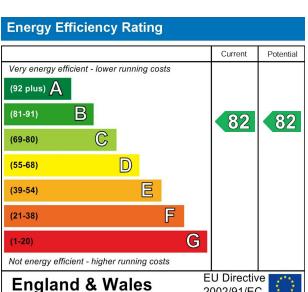
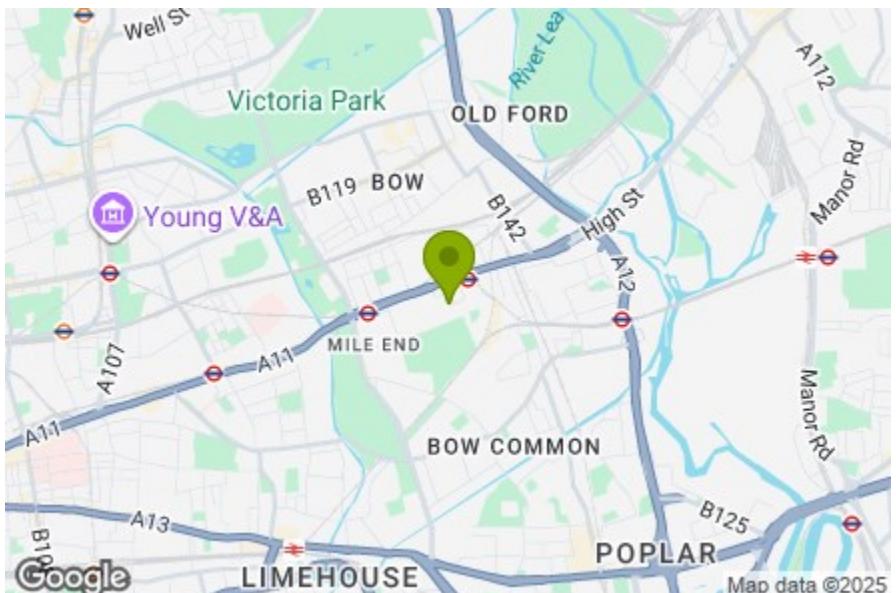
All measurements are approximate and for display purposes only

Kitchen/ Dining/ Reception Room  
15'3" x 17'6"

Balcony  
11'2" x 5'1"

Bedroom  
11'8" x 11'7"

Bathroom  
7'1" x 5'6"



**MERCHANT STREET, BOW**  
Offers In Excess Of £350,000 Leasehold  
1 Bed Apartment - Purpose Built



#### Features:

- One Bedroom Property
- Purpose Built Home
- Third Floor
- Moments from Tower Hamlets Cemetery Park
- Short Walk to Bow Road and Mile End Stations
- South Facing Balcony
- Approx 488 Square Foot
- Chain Free

Set on the third floor of a smart, contemporary development, this immaculate one-bedroom apartment offers around 488 sq ft of thoughtfully designed living space—plus a private south-facing balcony that catches the sun all day long. The location is hard to beat. Bow offers excellent transport connections with Bow Road underground (District & Hammersmith & City lines) Bow Church (DLR), and Mile End (Central, District & Hammersmith & City lines) all just a short walk away. For cyclists, secure access and indoor bike storage make commuting or weekend exploring easy and safe. You're also perfectly placed to enjoy nearby hotspots like Hackney Wick and Fish Island, where you'll find a vibrant mix of canal-side bars, restaurants, and independent cafés. With the cultural energy of East London all around, this is a fantastic home base for work, play, or simply relaxing.

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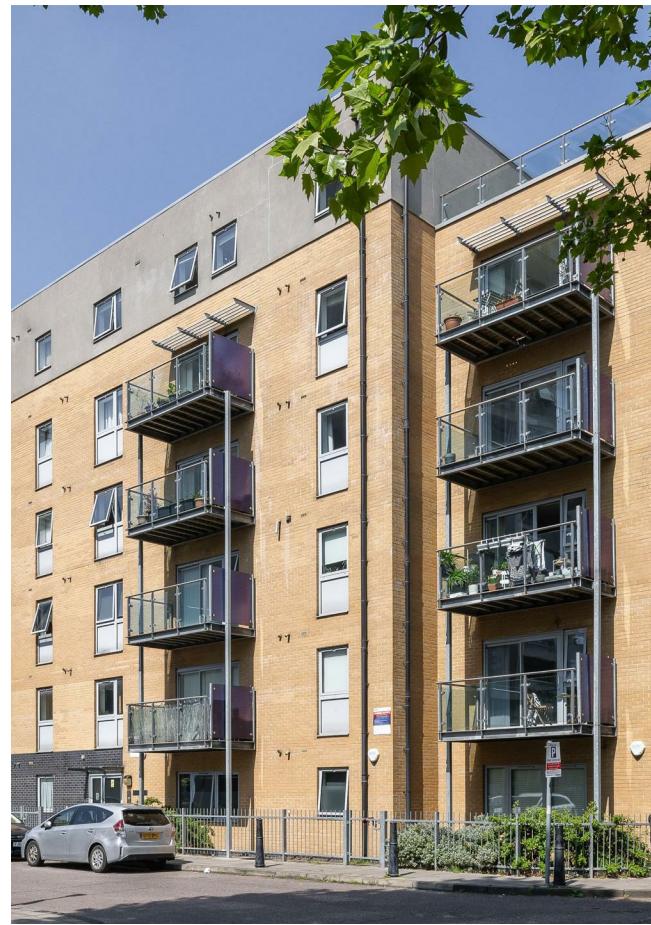
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#### IF YOU LIVED HERE...

What's not to love about this deceptively spacious and meticulously designed home? Upon entry, you'll find a sizeable storage cupboard to your right, perfect for keeping clutter at bay. The antiqued oak flooring throughout the high-traffic areas adds warmth and charm, complemented by a calming neutral palette for a serene ambience.

The double bedroom is a bright retreat, thanks to natural light and calming decor with just a hint of pale blue. Plush, soft carpet greets your feet as you step out of bed, and a built-in double mirrored wardrobe offers convenient storage and makes sure you always look your best.

The modern bathroom features a white suite with a bath-shower combination with glazed side panel. While warm sand-toned tiles add a touch of sophistication. A large wall-mounted mirror has a built-in shelf in front for convenient storage.

The open-plan living area is a stunning highlight, offering seamless zoned living for dining, lounging, and entertaining. The kitchen is a delight, with integrated high-quality appliances and elegant white cabinets that contrast beautifully with the charcoal-tiled flooring, creating a sense of openness and style.

Step outside onto your private balcony, designed for year-round enjoyment. Covered

for protection from the elements, it's the perfect spot for a coffee or a relaxing moment in the fresh air. The sturdy glass balustrade provides a sense of openness while offering uninterrupted views to watch the world go by.

This home combines modern convenience with thoughtful design, making it the perfect place to live, relax, and entertain.

#### WHAT ELSE?

- Bow Road (District & Hammersmith & City lines) and Bow Church DLR are both just minutes away, giving you fast, direct connections to Liverpool Street (15 mins), Canary Wharf (20 mins) or Stratford International (10 mins). There's also easy connectivity to the Elizabeth Line at Whitechapel. Mile End station is also close by, giving further access to the Central line. Cycle Superhighways and canal towpaths make commuting by bike an easy and scenic option too.

- Tower Hamlets Cemetery Park is your nearest green space is a wonderful woodland nature reserve with over 35 acres of wildflower meadows, woodland, and winding paths that feel a world away from the city.

- There are a number of shops, bars, and award-winning restaurants on the local streets, and for those who want to get a retail fix, Westfield - the largest shopping mall in Europe is less than a mile away.



#### A WORD FROM THE OWNER...

"What I've most loved about living in Bow is all the green spaces, great for running routes and relaxation. The Cemetery Park is closest and packed with history. Canal side walks along Mile End Park take you to Victoria Park and the Lido at London Fields. Roman Road offers a number of cute cafes for coffee mornings and brunches, and I've been a regular at the weekend Victoria Park Market. I've been spoilt for choice on pubs for Sunday Roasts and Hackney Wick is also close by for nights out. From Bow, you have all the delights of East London right on your doorstep whilst having unrivalled transport links to Central/wider London - making commuting and connecting with friends elsewhere super easy! Having Bow Road station a mere few minutes walk away has also meant I've never had to worry about coming back late. The area feels very safe and the block/area is quiet for a good night's sleep. I'm really going to miss living in my flat! The kitchen is great to cook in and the open plan space makes it easy to host. The flat and balcony have an open view across allotments and trees to Canary Wharf in the distance, which adds to the spacious feel of the flat. I've seen many great sunsets on the Canary Wharf skyline. Having my own balcony to eat on has also been great, though more recently I put my patio chairs away to give the space over to plants. I'm moving a couple of stops away from the area to settle in a family home with my partner but I'll definitely be back at the weekends to tap into all Bow and the surrounding area has to offer."

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