

Total Area (Excluding Outside Storage): 52.7 m² ... 567 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
10'1" x 19'9"

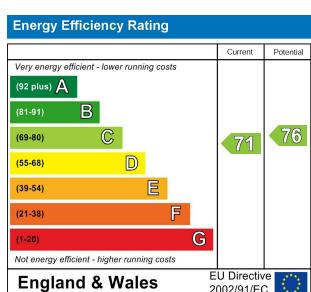
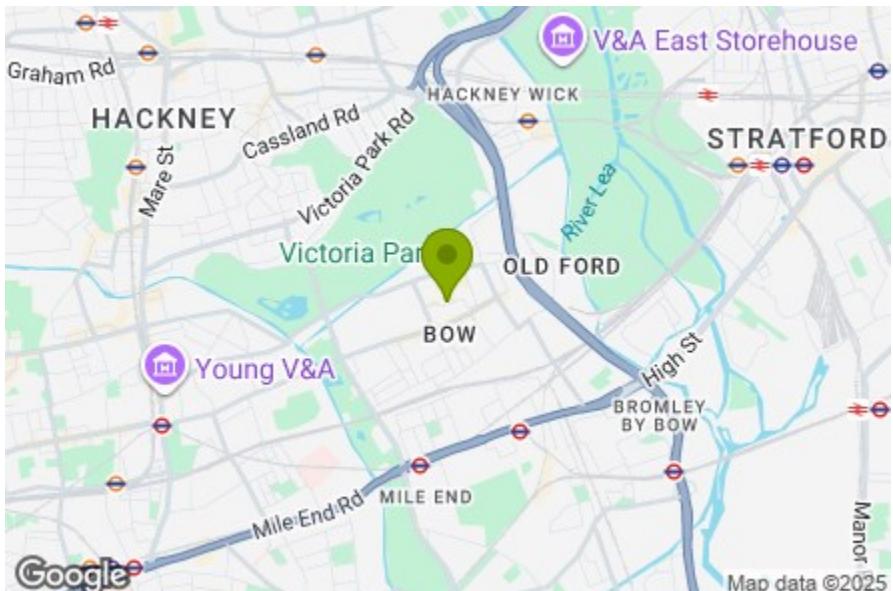
Bedroom
10'9" x 9'2"

Bedroom
10'9" x 6'8"

Kitchen
4'11" x 12'5"

Bathroom
4'0" x 9'0"

Outside Storage
2'11" x 6'6"



WRIGHTS ROAD, BOW

Offers In Excess Of £399,999 Share of Freehold
2 Bed Flat



Features:

- Two Bedroom Apartment
- Ground Floor Property
- Moments from Roman Road
- A Six Minute Walk from Victoria Park
- Purpose Built
- Share of Freehold
- 990 Years Left on the Underlying Lease

This two bedroom ground floor apartment offers a well-considered layout within a purpose-built setting. Spanning around 567 square feet, it presents a comfortable amount of space for modern living. Positioned just moments from Roman Road, you'll find an excellent mix of shops, cafes, and amenities on your doorstep, with Victoria Park only a short stroll away for green open spaces and riverside walks. The property combines the ease of single-level living with the convenience of its central location, creating an appealing home in one of East London's most vibrant and well-connected neighbourhoods.

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IF YOU LIVED HERE...

Entering your new home, the hallway stretches through the centre, guiding you with light-toned flooring and fresh white walls that create a clean and welcoming first impression. From here, the room flow naturally, each space offering its own character.

The reception is a standout, generously proportioned and filled with light from dual aspect windows. The openness is immediately appealing, with pale flooring amplifying the brightness and giving the room an uplifting feel. There is ample room for both dining and lounging areas, making it a setting that adapts beautifully to daily life while offering an inviting atmosphere for entertaining.

Both bedrooms are positioned just off the hallway, each enjoying the same airy palette of pale flooring and white walls. The larger room feels especially inviting, its broad window allowing natural light to flood in, creating a restful atmosphere. The second bedroom, also bright and fresh, makes excellent use of its space with a simple, well-balanced layout. Together they provide comfortable retreats that maintain a calm and harmonious feel.

The kitchen, with its tiled walls and flooring, is neatly arranged and designed for ease of use. Two windows allow light to filter through, keeping the space bright, while the cabinetry and thoughtful layout ensure everything feels ordered and practical.

Completing the home, the bathroom is finished in full-height blue tiling, a bold choice that enhances the light from the wide window. With its generous glazed shower

enclosure, the room is ready to use yet also presents the opportunity for a personal update. Beyond the main building, the property also benefits from its own outside storage unit, providing a practical spot for keeping belongings neatly tucked away. The surrounding area blends green space with a lively social and cultural scene, offering plenty to explore in every direction. Expansive Victoria Park draws people in with its lake, weekend market and relaxed charm. Around the corner, the historic Roman Road Market adds a vibrant local flavour, with stalls and shops that have been part of the community for generations. For coffee or a casual meet-up, Café East is nearby, while The Lord Tredegar offers a cosy pub setting with a welcoming atmosphere. Head toward Fish Island for favourites including Crate Brewery & Pizzeria, Ethical Bean Company and Howling Hops, with Barge East further along for riverside food, drinks and views.

WHAT ELSE?

The area is well connected, with plenty of buses serving the local streets and linking easily to nearby destinations. For underground and DLR, Mile End, Bow Road, and Bow Church stations are around a 20-minute walk. These options provide access across the city, making commuting or exploring further afield straightforward and convenient.



A WORD FROM THE OWNER...

I've lived in this flat for nearly 15 years and I can honestly say, I absolutely love living here...I started off living here in my early 30s when I was still painting the town red, and the flat has grown with me into my mid 40s with a toddler in tow now. I've always felt very safe and at home, as there is such a strong sense of community in Bow, with many of my neighbours having lived here most of their lives. People stop and talk to one another around here :0)

The location is superb, as you are a stone throw from the beautiful Victoria park which is incredible for running and sports such as tennis, football, cricket, Pilates, yoga and roller blading. At the weekends, there are dozens of hip party people and families visiting the park for the young farmers market with a cuisine from around the world & live music. There are plenty of brilliant pubs with a great friendly, warm atmosphere nearby, restaurants, bars and boutique/ independent shops, yoga studios etc.

You're also a short walk/ bus ride from Brick lane, Shoreditch, Hackney Wick, Stratford and Broadway market.

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