

Reception Room
11'10" x 14'9"

Balcony
11'7" x 4'9"

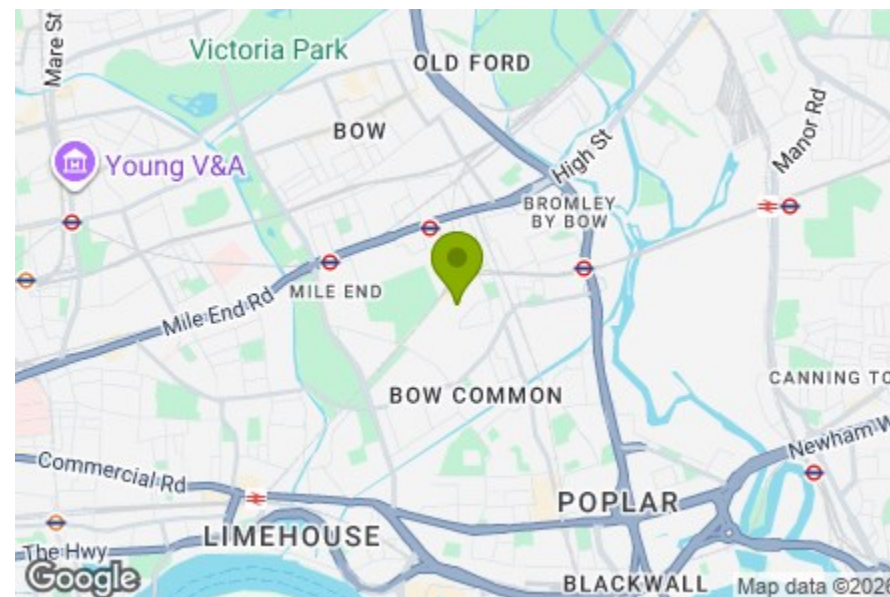
Kitchen
8'7" x 12'10"

Bedroom
11'10" x 11'2"

Bedroom
8'7" x 14'4"

Shower Room
5'5" x 4'8"

WC



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		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

FAIRFOOT ROAD, BOW

Offers In Excess Of £400,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Property
- Arranged Over Two Floors
- Beautifully Presented
- Private South-Facing Balcony
- Short Walk to Bow Road and Bow Church Stations
- Moments from Tower Hamlets Cemetery Park
- Approx 820 Square Foot

A beautifully presented two bedroom home arranged over two floors, with around 820 square feet of thoughtfully laid-out space and a private south-facing balcony. Set close to Bow Road and Bow Church stations, this well-connected part of East London has Roman Road Market nearby, while a ten-minute cycle brings you to the wide green expanses of Victoria Park.

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IF YOU LIVED HERE....

Your own front door opens into an entrance hall on the first floor, with built-in storage and stairs rising to the main living space above. Upstairs, the layout opens out around a central hallway, giving the home a calm, practical feel from the outset.

The reception room is a generous, light-filled space with soft grey tones, timber flooring and glazed doors opening directly onto the south-facing balcony. It is a lovely room to spend time in, with an easy sense of flow and plenty of natural light. Across the hall, the kitchen is smartly finished with shaker-style cabinetry, wood worktops and patterned tiled splashbacks, while the breakfast bar adds to its sociable, everyday ease.

Both bedrooms are well proportioned and beautifully kept. The larger room has a restful feel and fitted wardrobe storage, while the second bedroom would work equally well for guests, a child's room or a study. A contemporary shower room and separate WC complete the layout, and the overall finish feels thoughtful,

polished and ready to move into with the added bonus that the communal heating and hot water are included within the service charge.

WHAT ELSE?

- Roman Road Market is nearby for everyday shopping and local favourites, while Grounded Coffee is a good one to have close by for your morning coffee or a laid-back weekend start.

- A ten-minute cycle will take you to the verdant expanses of Victoria Park, where you can sit overlooking the tranquil ponds or hire a boat or pedalo for an afternoon treat.

- The Coborn and The Bow Bells are both close by for an evening drink, while Bow Road Underground and Bow Church DLR are a short walk away for straightforward links into the City, Canary Wharf and across East London.



A WORD FROM THE OWNER....

"We've loved every single moment of living here. As a couple who worked from home through the pandemic, this flat became our whole world — and it delivered. The kitchen is massive by any flat standard, the bedroom is a proper cosy haven, and we've poured love into every corner: the carefully chosen colours, the renovated kitchen with its funky tiles, the fresh balcony decking. And Canary Wharf glittering from your sofa? That view never, ever gets old. Transport-wise, this place is almost unfairly well connected. Four lines, five stations, all within 15 minutes. I work in Soho and I'm door-to-door in under 35 minutes. Honestly, you'll forget commuting is supposed to be stressful. But the neighbourhood is where this place really sings. Tower Hamlets Cemetery — a gloriously wild, ever-changing nature gem — sits right on the way to Mile End tube. You can walk from your front door all the way to Broadway Market via Victoria Park and the canal with barely five minutes on a road. The pub scene is genuinely exceptional: The Widow's Son for creative cocktails, The Green Goose for the perfect classic pub night, and the Rusty Bike for award-winning Thai food that'll become a weekly ritual. And Bow Bells on a Friday — drag karaoke, need we say more — is pure East London magic. Quiet street, extraordinary location. The perfect launchpad for London life."

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