



Fourth Floor

Total Area: 71.1 m<sup>2</sup> ... 765 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

Kitchen/Dining/Reception Room  
11'6" x 24'6"

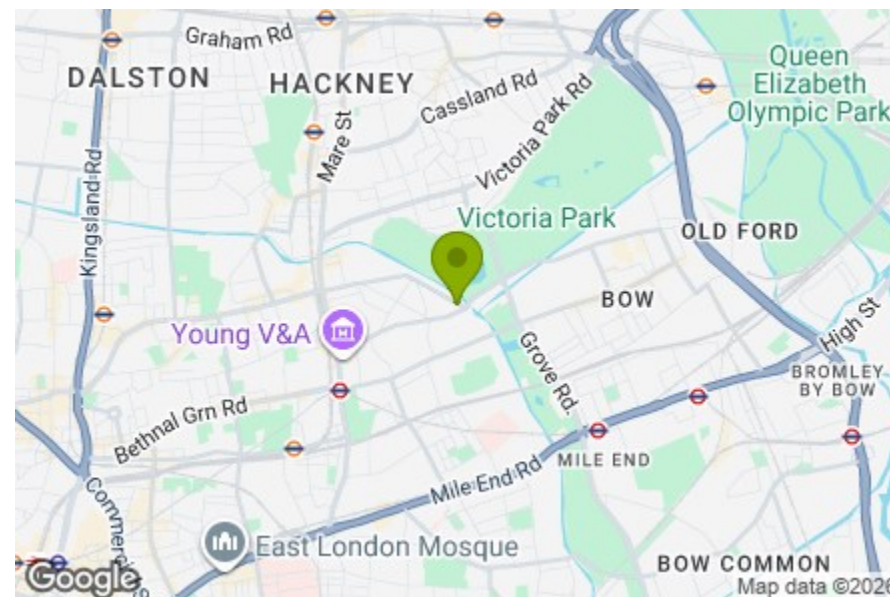
Bedroom  
8'11" x 8'10"

Bedroom  
11'6" x 10'6"

Bedroom  
8'10" x 11'8"

Bathroom  
7'6" x 8'0"

Balcony  
8'11" x 4'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D	61	78
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

## SEWARDSTONE ROAD, BETHNAL GREEN Offers In Excess Of £600,000 Leasehold 3 Bed Flat



### Features:

- Three Bedroom Apartment
- Over 750 sq.ft
- Fourth Floor
- Beautifully Presented
- Private Balcony
- Moments Away from Victoria Park
- Chain Free

Set on Sewardstone Road overlooking Regents Canal, this beautifully presented three-bedroom apartment occupies the fourth floor of a small block just moments from Victoria Park. With over 750 square feet of internal space and a private balcony, it offers a lovely balance of practical layout and easy access to some of East London's best-loved green space and neighbourhood favourites.

REQUEST A VIEWING  
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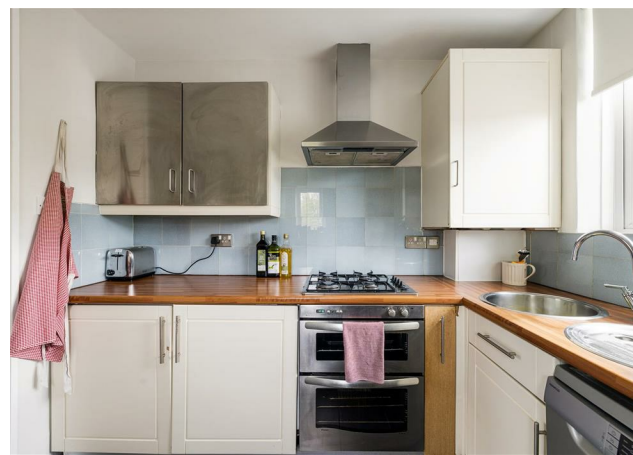
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#### IF YOU LIVED HERE...

Step inside and the first thing you'll notice is the generous open-plan kitchen, dining and reception room, stretching to over twenty-four feet in length. It is a sociable, easy-going space with room to cook, eat and unwind, while large windows keep everything feeling bright and open, with pale walls and wood flooring adding to the sense of calm. The kitchen sits neatly to one side, so the room still feels well zoned, and the balcony leads directly off this main living area, offering a welcome extension of the space.

The three bedrooms are arranged off the hallway, which gives the home a practical and well-considered flow. The principal bedroom is a comfortable double, while the second and third rooms offer flexibility for guests, children or working from home. The layout makes the most of the space on offer, so the flat feels nicely balanced between sociable open living and quieter, more private rooms. The bathroom is set centrally within the plan and features both a separate bath and shower, making it easily accessible from

each room.

#### WHAT ELSE?

Victoria Park is just moments away, giving you easy access to open green space, the boating lake, playgrounds and the Pavilion Café.

Broadway Market and Victoria Park Village are both close by for independent shops, weekend wandering and plenty of places to stop for coffee or lunch.

Bethnal Green Underground is around a ten minute walk away according to the current owner, putting the City and central London within easy reach.



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

"I've lived in Goodrich House for 15 years: 7 as a tenant in my friend's flat on the 1st floor, before I bought my own top floor penthouse 8 years ago... I looked at over 50 properties but none were as good as this block!

Goodrich House is unique: just 10 minutes walk to Bethnal Green tube, and connections to anywhere in London, and yet literally on the doorstep of Victoria Park... The uninterrupted views from the back terrace onto the park, the canal, and the treetops are so special; as indeed is Vicky Park itself, probably my favourite place in the city! Not to mention having Victoria Park Village, Broadway Market, London Fields and Dalston, with their lovely shops, restos and good vibes, all walking distance... it really is the perfect east London flat!

It's a super friendly block, mainly privately owned, with only 17 flats, and a nice little community. I will miss Goodrich so much!!"

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