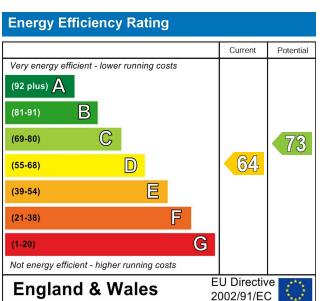
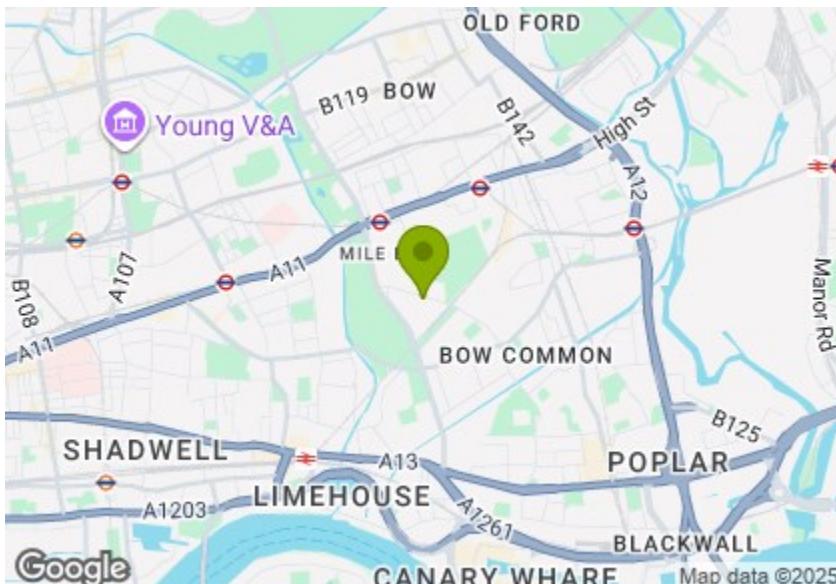




Total Area: 95.1 m<sup>2</sup> ... 1023 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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.



## JOSEPH STREET, BOW

Offers In Excess Of £475,000 Leasehold  
3 Bed Maisonette



### Features:

- Three Bedroom Maisonette
- Family Bathroom on First Floor
- WC on Ground Floor
- Beautifully Presented
- Eat in Kitchen
- Private Garden
- Over 1000 sq.ft

Set across two floors within a classically designed low-rise development in a thriving part of the East End, this three-bedroom maisonette has been immaculately finished in a beautiful mid-century style. Inside, you've got a dine-in kitchen, bright reception, ground floor WC and first floor bathroom, not to mention the spotless decor and high quality fittings, while outside you have a stunning west-facing garden.

As for the location, this part of East London has a real sense of community - and thoughtful regeneration means you find interesting coffee shops and eateries nestled comfortably alongside the much-loved traditional pubs and markets. Mile End station is 0.5 miles away, where you've got access to the Hammersmith & City line or District line, so getting into central London is a breeze too.

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#### IF YOU LIVED HERE...

You'll love the beautiful design of this 1000 square foot plus home, which is spread out across the ground and first floor of a classic development. The current owner has done a remarkable job at ensuring the property stays true to its roots with the considered colour palette and fittings.

The reception area is great size with light spilling in from the generous windows, which highlights the spotless decor and beautifully crafted carpentry. Meanwhile, the dine-in kitchen has been cleverly designed - you'll really appreciate the contrast colour palette, smart units, butler basin and stylish fittings. The WC on this floor is stunning, with striking designer wallpaper and panelling you'll be keen to show off. Get those invites out.

The hallway also offers plenty of storage, as well as a charming garden room, complete with bespoke seating. Beyond you'll find your private garden, which will be a brilliant bonus throughout the year, but especially during warmer months. It's all fantastically low maintenance, with smart decking and a handy summer house/storage shed at the rear.

Head up your staircase and you'll find three immaculate bedrooms - each with pristine decor. You've also got a family bathroom, stylishly decked out with an over-tub shower, counter-top basin, vertical tiling and other lovely fittings.

As for beyond, it's only a short walk to the 79 acre space of Mile End Park, which was masterfully transformed from industrial wasteland to a sprawling, green oasis. Who'd have thought such an urban hub would have access to so much greenery?

Bow and Mile End are both excellent neighbourhoods for accessing attractions across the entire capital, and you can even spend a pleasant weekend strolling the two miles to Spitalfields via Brick Lane. Or why not head a similar distance south for all the delights of Canary Wharf and Limehouse. The options of waterside walks in this part of the capital will feel seemingly endless as you settle in. Look out for some wonderful eateries and pubs en route, too.

#### WHAT ELSE?

- Driver's can be on the North Circular in about 10-15 minutes. You're also less than 10 minutes from the Blackwell Tunnel for easy access to South London.
- If you want more greenery, you'll be delighted to find Victoria Park is just over a mile away, which offers everything from landscaped gardens to cafes, not to mention a brilliant event calendar, with the All Points East festival series being a highlight (imagine being able to walk home after seeing an internationally renowned headline act).
- Parents will be pleased to know you have an abundance of highly regarded schools in the area.



Mile End is a special part of London. We live in the city but are surrounded by greenery. Just over the road is the Cemetery Park, which is like a mini forest in the heart of E3. Like much of the area it's packed with history but it is also changing. Right next to it is the Bow Green development of luxury flats that will bring a swimming pool and a supermarket to our doorstep.

We love going to the local cafes, especially Bow Brew which is a community run space that offers meals for as little as £5 and excellent coffee. A short walk away there's Poplar Union which is part of the E5 Bakehouse family and is situated right by the canals. Another recent addition is the Ragged School Cafe, which is on the other side of Mile End Park and is perfect for a post-Park Run feed.

We love to jog and you can do a 13km route which takes you up to Victoria Park via Three Mills island, and the best thing is you don't have to cross a road.

The local schools are excellent: Mayflower was ranked as the best primary school in the country by the Sunday Times and there are three other "outstanding" schools within our catchment. We are planning to stay in the area, the reason for the move is to have more space for our growing family.

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**Reception**  
11'0" x 15'10"

**Kitchen/ Diner**  
11'0" x 9'4"

**WC**

**Bedroom**  
8'4" x 12'10"

**Bedroom**  
11'1" x 15'3"

**Bedroom**  
11'0" x 12'9"

**Bathroom**  
7'6" x 5'6"

**Garden**  
18'8" x 27'8"



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