

Kitchen/Dining/Reception Room  
17'6" x 17'1"

Balcony  
33'5" x 4'7"

Bathroom  
7'3" x 6'9"

Bedroom  
12'6" x 14'5"



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) A                                 |                         |
| (81-91) B                                   |                         |
| (69-80) C                                   |                         |
| (55-68) D                                   | 57                      |
| (39-54) E                                   | 57                      |
| (21-38) F                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |



## LONDON ROAD, Offers In Excess Of £365,000 Leasehold 1 Bed Flat



### Features:

- Spacious One Bedroom Flat
- Part Of The Stunning Dye Factory Conversion
- Third / Top Floor
- Large Private Terrace
- Very Well Presented Throughout
- Fitted Wardrobes
- Bright Open Plan Kitchen Reception
- Secure Bike Storage
- Air Conditioning In Reception And Bedroom
- Short Walk To Plaistow Station

Set within the characterful Dye Factory conversion, this spacious one bedroom apartment gives you bright, well-balanced living space in a well connected Plaistow spot. You're on the top floor, just a short walk from Plaistow station, with local shops, cafés and everyday essentials close at hand, plus swift links into Stratford, the City and beyond.

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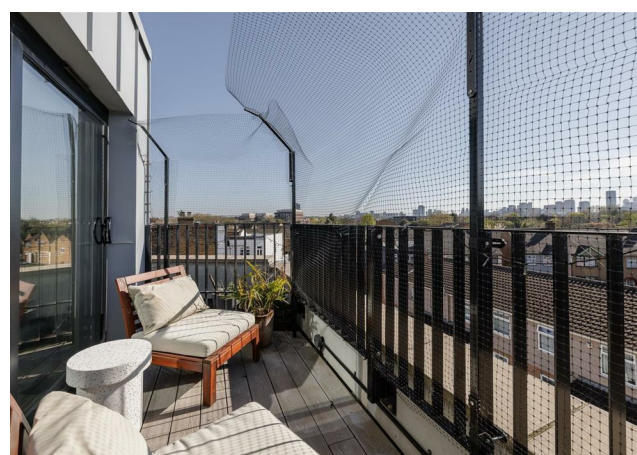
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#### IF YOU LIVED HERE...

Head upstairs and the sense of light is immediate. The heart of the home is the generous open plan kitchen, dining and reception room, a smart, easygoing space with pale flooring underfoot, crisp white walls and large windows drawing in the daylight. The fitted kitchen sits neatly along one side in deep inky blue, with plenty of storage and worktop space, while the living area has more than enough room for dining, relaxing and working from home. Full height glazing opens directly onto the large private terrace, which runs the length of the apartment and gives you a wonderful extra stretch of room for morning coffee, evening drinks or a few pots and planters in the warmer months.

Your bedroom is just as thoughtfully finished, with soft neutral tones, fitted wardrobes and direct access to the terrace, so the whole home feels calm, airy and nicely connected. The bathroom is beautifully presented too, with a clean contemporary look, a full bath with overhead shower, and smart detailing that keeps the finish feeling polished. Every part of this home has been very well

cared for, and the overall effect is stylish, practical and ready to move into.

#### WHAT ELSE?

Plaistow station is a short walk away, putting the District and Hammersmith & City lines within easy reach. You have secure bike storage, making everyday journeys and weekend exploring that bit easier. Stratford is just a quick hop away for bigger shopping, restaurants, cinemas and trains across London. Being part of the Dye Factory conversion gives the building a distinctive feel, with plenty of character from the outside and a clean modern finish within.



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

"This flat was my first step on the property ladder, and it has been my home for the past five years. I've truly enjoyed every minute of living here, especially the south-west facing balcony, which soaks up the sun all day—perfect for relaxing or having a coffee in the morning. The flat is light and airy, with plenty of storage, and the neighbours are wonderfully friendly and always happy to lend a hand via the building WhatsApp group. It's just a short 4-minute walk to Plaistow station, making it easy to get around the city quickly. The area has changed a lot since I've been here, with a little hub next to the station that includes a lovely coffee shop, a great gym, and a Co-op. I have really loved my time here and hope the next owner enjoys it as much as I have."

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