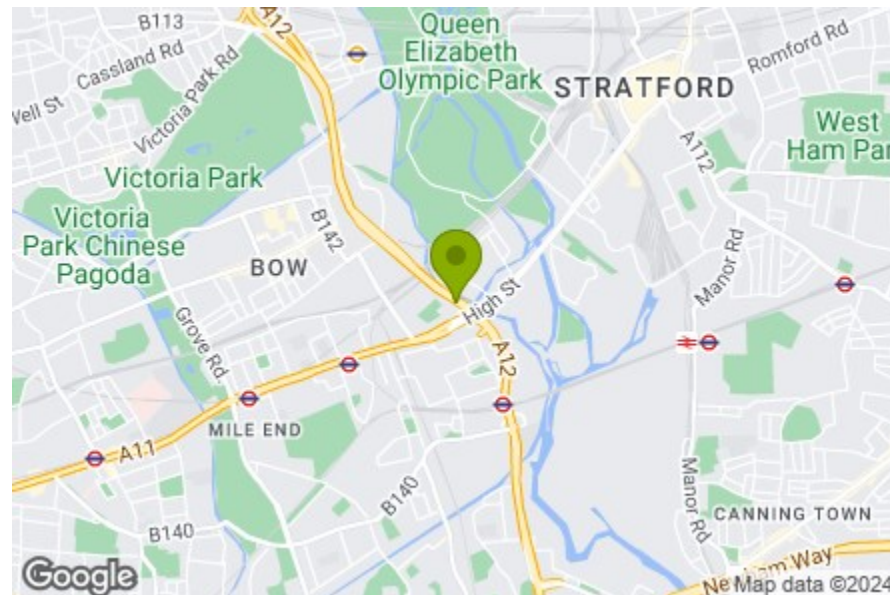


Entrance Hall
Open Plan Lounge / Kitchen
21'11" x 15'11"
Bedroom
10'2" x 6'10"
Master Bedroom
14'5" x 12'5"
Bathroom
7'6" x 4'11"

TOTAL APPROX. FLOOR AREA 670 SQ.FT. (62.2 SQ.M.)

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TAYLOR PLACE, BOW

Offers In Excess Of £425,000 Leasehold
2 Bed Apartment



Features:

- Two Double Bedrooms
- Fantastic Views Of London
- Close To Public Transport
- Immaculately Maintained
- Open Plan Living Space
- Option For Secure Underground Parking
- Easy Access Onto A12
- Council Tax Band D

This two bedroom, eleventh floor, balcony apartment represents East London living at its finest, with splendid skyline views and the River Lea, Olympic Park and Hackney's old industrial district of Fish Island all right on your doorstep.

Along with balconies and beautiful views, your new development features an elegantly impressive entrance hall, an option for secure underground parking and smart, well maintained communal areas.

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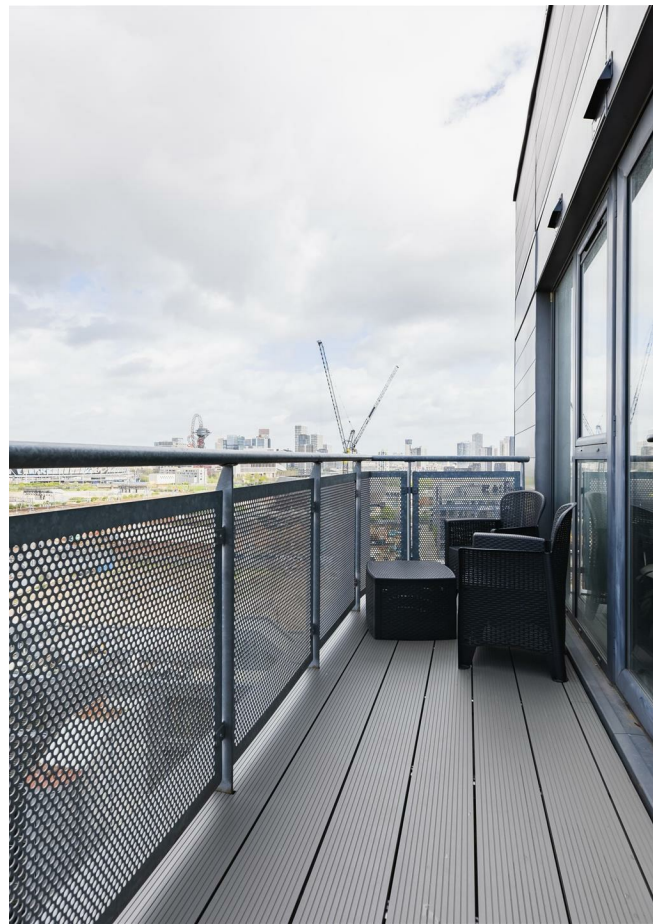
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IF YOU LIVED HEREÖ

Your 240 square foot, open plan kitchen, lounge and diner is the clear frontrunner here, artfully zoned with soft grey carpet in the lounge giving way to slate grey tilework in the kitchen. Here you have white cabinetry, dark quartz style worktops and mosaic splashback. Double French doors, set into a wall spanning set of floor to ceiling windows, lead out onto your private balcony, with those widescreen views of the signature London skyline.

Elsewhere and your hallway's home to plenty of extra storage and incidental space, both often overlooked but always welcome additions to London apartment living. Your principal bedroom's a handsome 170 square footer, softly carpeted with floor to ceiling windows and a substantial integrated wardrobe, while bedroom two's similarly bright and stylish. Finally your bathroom's sleek in cream and comes complete with a hydro-massage shower cubicle.

Outside and, as noted, you're right in the heart of things. A half mile stroll takes you to Hackney's old warehouse district of Fish Island, industrial architecture now home to a range of independent wining and dining establishments, with some especially fine choices ranged alongside the canal. A ten minute riverside stroll will also get you to the southern borders of the Queen Elizabeth Olympic Park, with acres upon acres of greenery to explore.

WHAT ELSE?

- Bow Church station is just a half mile on foot, for the Docklands Light Railway, while Bow Road underground is just a little further for the District and Hammersmith & City lines.
- The greenery of Grove hall Park is just five minutes from your new front door, great for a quick jog or an evening stroll.
- Cyclists are especially well catered for here, with a growing network of secure cycleways running all the way from Stratford to Whitechapel. Join them on the A11, just round the corner.



A WORD FROM THE EXPERT...

"I feel right at home in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From speciality coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer. Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces. I have found my home in Hackney and it holds a very special place in my heart."

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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