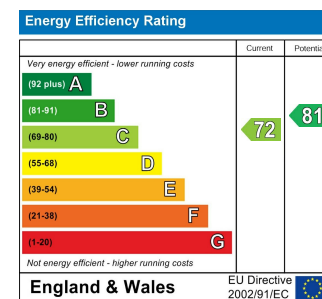
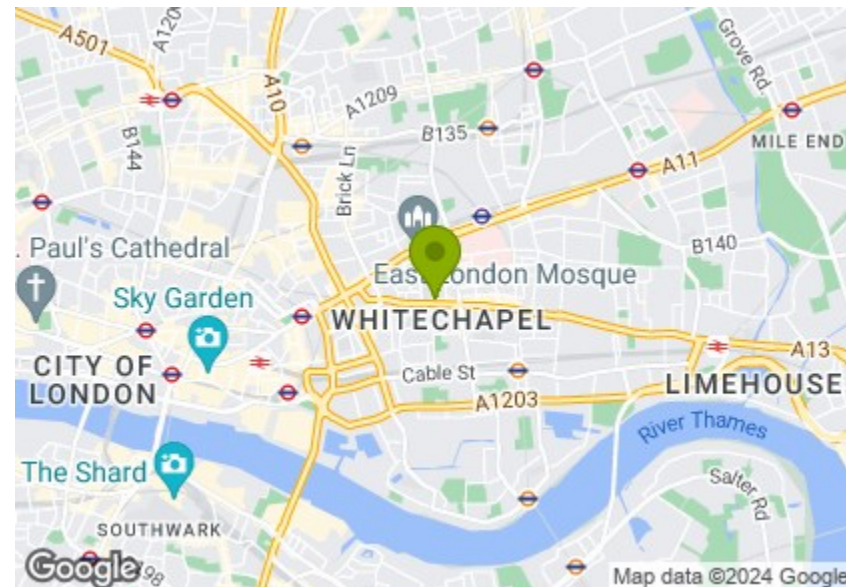


Total Area: 63.2 m² ... 681 ft² (excluding balcony)
All measurements are approximate and for display purposes only



SETTLES STREET, WHITECHAPEL

£575,000 Leasehold
1 Bed Flat



Features:

- Pub Conversion
- Large One Bedroom Apartment
- Separate Study
- Second Floor
- Private Balcony
- Beautifully Presented Throughout

A smart, bright and sumptuously appointed one bedroom apartment, on the second storey of this artful East End pub conversion just twenty minutes from the Thames. Inside you have a glorious tri-aspect kitchen/diner and study with balcony.

Aldgate East tube station is less than half a mile on foot, for the District and Hammersmith & City lines, with direct four minute runs to Liverpool Street.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

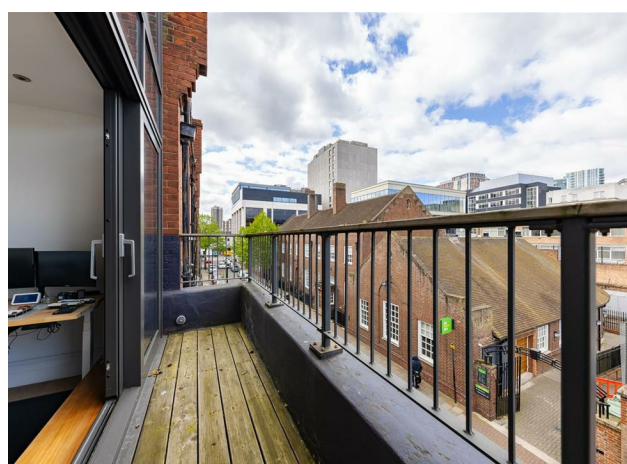
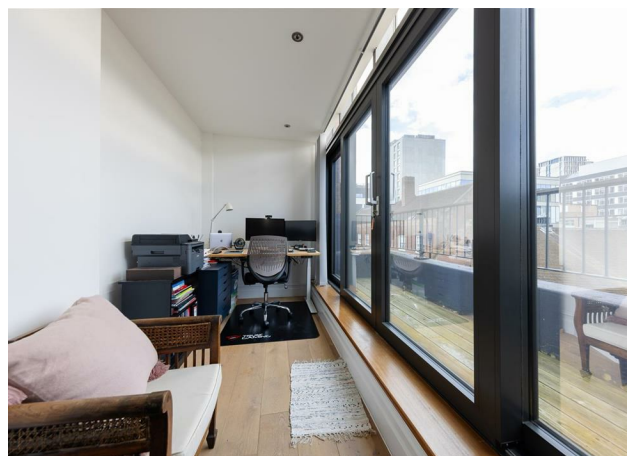
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IF YOU LIVED HERE...

You'll be basking in a wealth of natural light pouring in from all six original sash windows arrayed around three sides of your 350 square foot, open plan kitchen and lounge. Rich blonde hardwood runs underfoot and the kitchen area is artfully zoned by an impressive chef's island and breakfast bar, topped with white chunky work surfaces and sat below a discreet integrated extractor. A smooth suite of smoky grey cabinets completes the kitchen.

Off to one side you have that handy study, perfect for home workers and lit by a bank of sliding patio doors leading out to your balcony, nicely secluded with city skyline views. Elsewhere your bedroom's a 160 square foot double, with more blonde hardwood underfoot and substantial integrated wardrobes. Finally your bathroom's a boutique and spacious affair, fully tiled from top to toe in soft cream, with a rainfall shower over the tub.

Outside and you have the heart of the City within easy reach, with the banks of the River Thames just a twenty minute stroll away through Wapping. Legendary Spitalfields Market is just a fifteen

minute stroll, steeped in history and home to a huge array of independent stores, cafes, bars and restaurants. A global draw, it's an incredible spot to have on your doorstep.

WHAT ELSE?

- Cyclists are well served by East London's growing network of secure cycle lanes, starting just a moment away on Whitechapel High Street and running all the way into the City.
- Shadwell overground is just a half mile on foot, for a range of cross London Overground routes and direct runs to Highbury & Islington, Shoreditch High Street and Dalston Junction.
- Landmark Tower Bridge is just twenty five minutes on foot, or seven by bike, and your quickest route South of the river.



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 specialty 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.

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Kitchen / Reception Room
17'1" x 21'8"

318'2" x 13'6"

Study
6'2" x 21'8"

Bedroom
10'5" x 15'5"

Bathroom
6'7" x 7'7"

Balcony

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