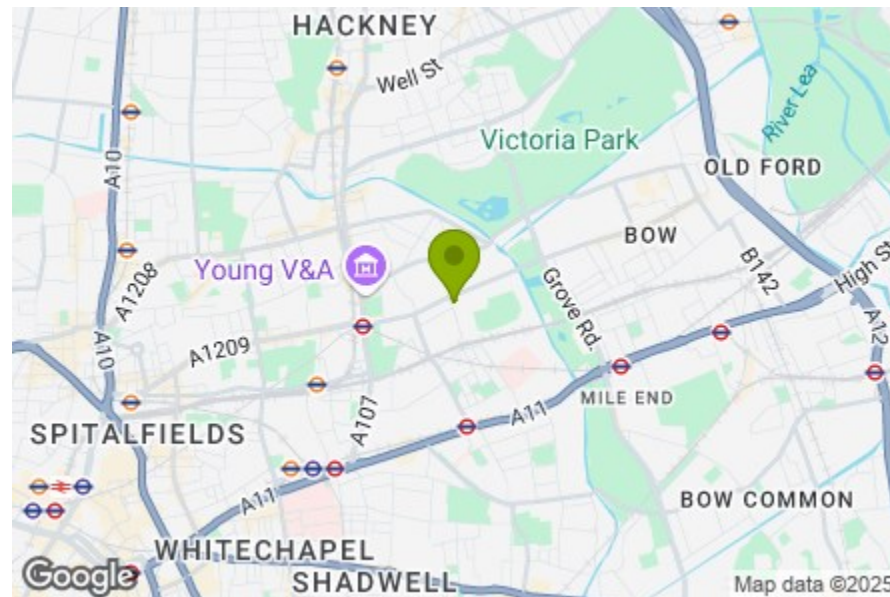


TENTH FLOOR

Total Area: 73.9 m² ... 796 ft²

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.

- Bedroom
13'5" x 11'5"
- Bedroom
13'5" x 10'11"
- Reception
16'0" x 11'4"
- Kitchen/Diner
7'8" x 14'7"
- WC
- Bathroom
- Utility



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	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	



KNOTTISFORD STREET, BETHNAL GREEN Offers In Excess Of £425,000 Leasehold 2 Bed Flat



Features:

- Two Bedroom Property
- Purpose Built Flat
- Tenth Floor
- Beautifully Renovated Throughout
- Fantastic Views of London
- Moments from Bethnal Green Station
- Approx 796 Square Foot
- Off Street Parking

This artfully finished two-bedroom apartment sits on the tenth floor of a purpose built development, just moments from Bethnal Green station and all the iconic amenities around it. As well as the epic views of London, you'll find ample storage, gorgeous decor, contemporary fittings, an abundance of natural light and private parking available for a small fee. It's all ready for you to enjoy from the moment you move in.

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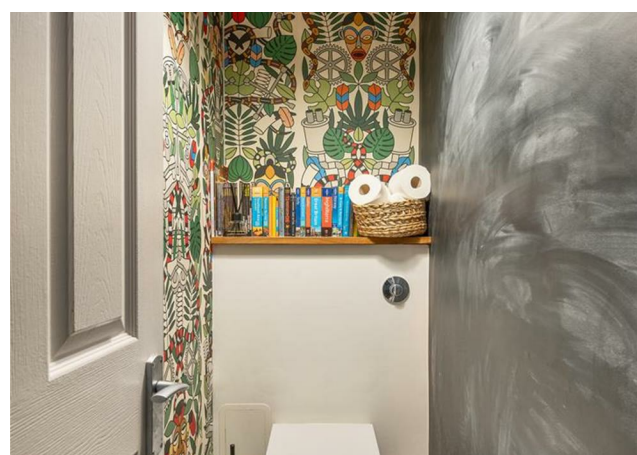
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IF YOU LIVED HERE...

Even if you've already visited this thriving part of East London many times, it'll be a totally different experience living here, with all the brilliant amenities at your finger tips day after day. As well as much-loved destinations like the Young V&A and Victoria Park nearby, you'll find exciting new ventures constantly cropping up and keeping you on your toes, so exploring will never get boring.

Back at home, you've got almost 800 square feet to spread out - and you'll love the way that the tenth floor views add to the sense of space. There's plenty of room for working or socialising, especially since you have a dine-in kitchen, which has been immaculately fitted, with shaker-style units, butler basin and chalkboard feature wall amongst the highlights. The exceptional design allows light to flow throughout the kitchen and reception via the timber-clad opening, but you've still got two distinct spaces. The best of both worlds really.

The dual aspect reception room is just spotless, with more considered decor, while the bedrooms are both smart doubles with in-built storage. There's a brilliantly convenient utility space off the hallway, as well as a separate WC and bathroom. This glorious space has a custom wash-stand basin, stunning tiling and walk-in shower. The perfect place to relax after a busy afternoon exploring this buzzing part of London. Finally, there's an external 'shed' space available on the landing, which will

be invaluable external storage.

As for beyond, there's plenty of nature nearby, including the aforementioned Victoria Park, Mile End Park and Bethnal Green Gardens. Transport is plentiful in this area with some excellent bus routes nearby as well as Bethnal Green station, which is served by the Central line and Overground. If you have the time, it's a pleasant wander into the city via Brick Lane and Shoreditch. On the way stop off for some bagels at Beigel Bake, visit the Spitalfields City Farm or spot Gilbert and George at their gallery on Heneage Street. There's so much choice.

WHAT ELSE?

- You've got a selection of fantastically unique markets within a mile or so; Columbia Road Flower Market, Broadway Market, Mare Street Market. Start the day at the former with a tasty brunch, and finish at the latter with some delicious street food.
- You're in luck when it comes to local pubs as there are some truly iconic institutions within a few minutes; both The Camel and The Florist are excellent choices for a pint and a catch up with friends before or after showing off your new home.
- Being so close to Victoria Park means you've got easy access to some fantastic facilities, such as jogging routes, world class summer festivals, a skatepark, or head to London Fields for the much-loved lido.



A WORD FROM THE OWNER...

"We've truly made this flat our own over the years, pouring love into every corner to turn it into a cozy family home. It's been the perfect place to raise our two kids, and we've created so many special memories here. The neighbourhood has been such a big part of our experience—fantastic cafes and eateries, beautiful parks like Victoria Park and Meath Garden, and the canal right nearby have made it an ideal place for our family life. And with outstanding schools just around the corner, it's been everything we needed. We're only leaving because our family is growing and we're outgrowing this space, but we'll always look back on our time here with so much fondness. We hope the next owners love it as much as we have and create their own wonderful memories."

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