









Two bedroom top floor apartment situated in a historical development across from Hackney Downs Park and in close proximity to Hackney Central.



- Two Bedroom Second Floor Apartment
- · Maximum of Two Adults
- Study
- Part Furnished

- Historical Gated Development
- Well Presented Throughout
- · Parks and Stations Nearby
- Available Now.

Occupying part of the site of the former Mother's Hospital which was opened in 1913, this prestigious gated development in fashionable Lower Clapton is a stone's throw from emerging independents, delis and coffee shops, as well as Chatsworth Road market.

The well-presented accommodation comprises of an open-plan modern kitchen/reception, two double bedrooms, a modern bathroom and a study.

Transport links are in abundance, with the overground stations of Hackney Downs and Hackney Central both easily accessible.

Available to a maximum of two adults from 19th April 2025 and offered part furnished.

EPC Rating C Council Tax Band C









## The Mothers Square

Approx. Gross Internal Area 53 Sq M (570.1 Sq Ft)





Approx. 53.0 sq. metres (570.1 sq. feet)





Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

## BUTLER STAG

- 020 8102 1236
- **508** Roman Road, Bow, London, E3 5LU
- **☑** bow@butlerandstag.com

w w w . b u t l e r a n d s t a g . u k