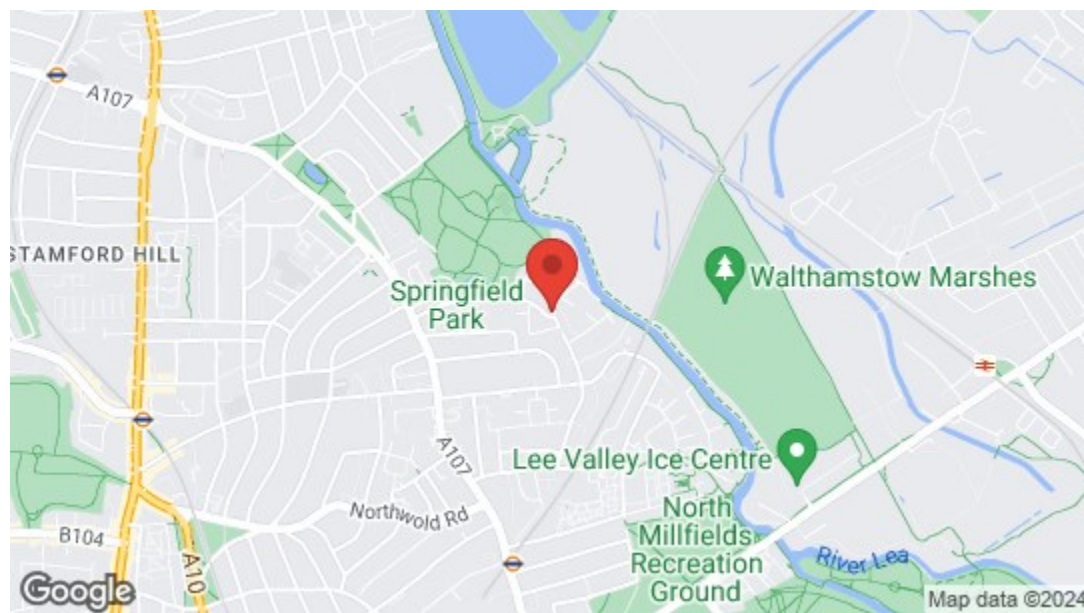


Lower Ground Floor

Total Area: 83.8 m<sup>2</sup> ... 902 ft<sup>2</sup> (excluding patio)  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	77
(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	

**Big Hill, Hackney**  
**Offers In Excess Of £500,000 Leasehold**  
**3 Bed Apartment - Purpose Built**





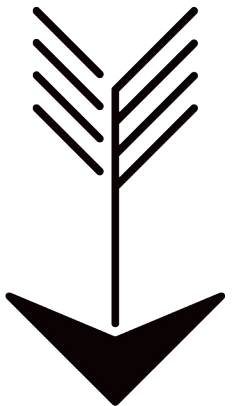
## Features

- Three Bedroom Apartment
- Purpose Built
- Large Open Plan Living/Kitchen/Dining Area
- Private Patio
- Family Bathroom
- Moments Away from Springfield Park



A smartly appointed and generously spacious three bedroom apartment on the ground floor of a modest, purpose built block. You're handily sat on an elevated corner just moments from Springfield Park, Walthamstow Marshes and the River Lea.

As well as that wealth of wild greenery within easy reach, you have canalside walks on your doorstep, with Stanstead Mill Stream just a couple of minutes on foot from your new front door.



### A WORD FROM THE OWNER...

"The flat has been a wonderful family home to us. The flat and courtyard have been like our oasis, providing a large space for our family to grow in and love. Like a lot of local residents we feel that we live in the best part of Hackney! We have the 'hidden' gem of Springfield park on our doorstep and at the bottom of our road the canal and marshes. We're also a short walk to Abney Park and Church Street and ten minutes from Clapton Station."





➤➤ IF YOU LIVED HERE...

You'll have that glorious open plan kitchen/diner to stretch out in, over 350 square feet of sociable space with blonde engineered hardwood flooring underfoot and an artfully segmented kitchen decked out with cream cabinets, matching chunky worktops and a gleaming jet black mosaic splashback. To the rear, twin sets of patio doors lead out to your sheltered patio, with artful, pot-perfect timber panels on the walls and decking underfoot.

Back inside and a modest secondary hallway adds to the spacious, full house feel, leading to your three double bedrooms ranging from seventy to 150 square feet. Your sleepers are variously finished with a mix of blonde hardwood and carpet, plus a tower radiator in the dual aspect principal bedroom, looking onto the patio. Finally, your family bathroom's a polished affair, with rainfall shower and metro tiling from tub to ceiling.

Outside and Springfield Park is just two minutes walk and home to Springfield Park Pond, Cafe, playgrounds and tennis courts as well as impressive views across London. You're also perfectly placed for the bustling nightlife of Clapton, with the legendary Crooked Billet gastropub just a half mile on foot. Lively Stoke Newington and the famous Hackney Downs Park are both just a little further.

WHAT ELSE?

- Clapton overground station is less than ten minutes walk away, for direct thirteen minute runs to Liverpool Street.
- We really can't overstate the freedom of having Walthamstow Marshes right on your doorstep. From here you're free to explore all the way to Walthamstow Wetlands or the Queen Elizabeth Olympic Park while barely setting foot on anything but grass. You'll forget you're in London.
- Current or prospective parents will be pleased to find four primary schools rated 'Outstanding' by Ofsted all within an easy twenty minute stroll.

