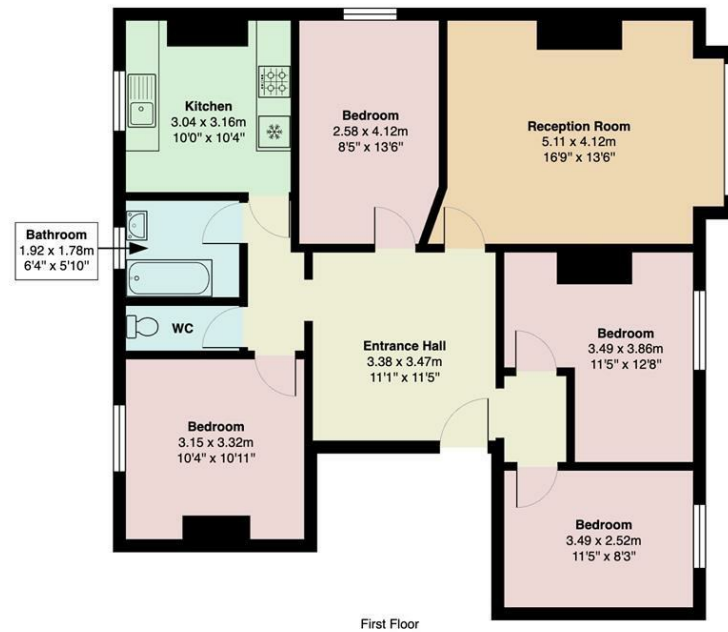


Rowhill Mansions, E5



Total Area: 99.4 m² ... 1070 ft²
All measurements are approximate and for display purposes only

Entrance Hall
11'1" x 11'4"

Bedroom
10'4" x 10'10"

WC

Bathroom
6'3" x 5'10"

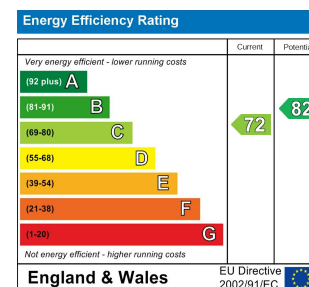
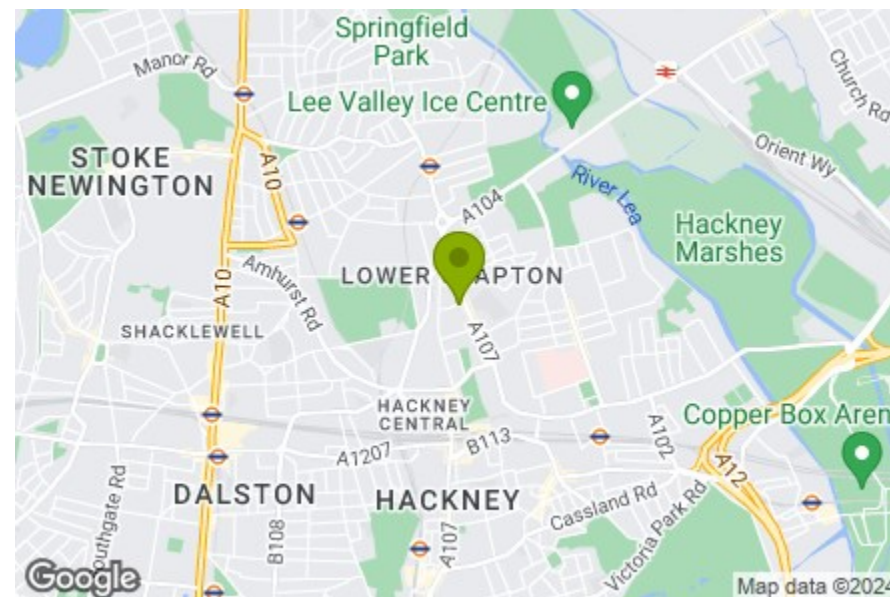
Kitchen
9'11" x 10'4"

Bedroom
8'5" x 13'6"

Reception Room
16'9" x 13'6"

Bedroom
11'5" x 12'7"

Bedroom
11'5" x 8'3"



ROWHILL ROAD, HACKNEY

Offers In Excess Of £700,000 Leasehold 4 Bed Apartment



Features:

- Four Bedroom Apartment
- Beautifully Presented
- Over 1000 sq.ft
- First Floor
- High Ceilings
- Moments Away from Hackney Downs Park

An exceptional four-bedroom apartment with high ceilings throughout, situated on the first floor of an impressive building in the heart of Lower Clapton. This enviable position means you've got as much nearby access to sprawling nature as you have buzzing bars and eateries, while public transport is also excellent, putting you in easy reach of the whole capital.

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0208 520 3077

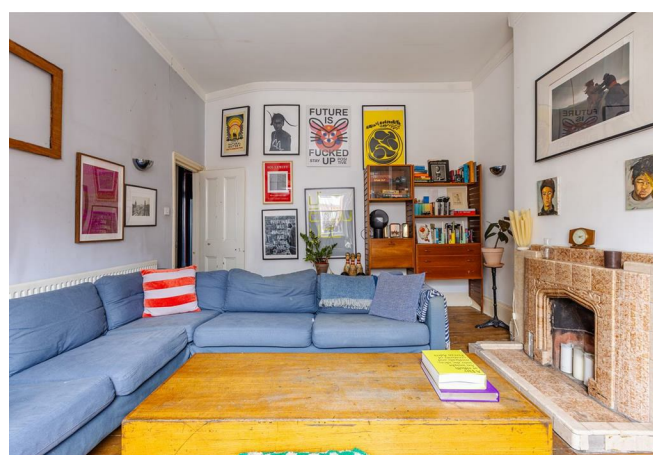
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IF YOU LIVED HERE...

It's one thing nipping to this part of East London as a visitor, but it's quite another to live and breathe the scene, with some of Hackney's top rated amenities right on your doorstep. Luckily as a resident you can take your time to explore as there's an incredible choice of places to visit, from the dim sim institution My Neighbours the Dumplings to the much lauded Vietnamese Hai Cafe - all within a few metres of your home. You've even got one of London's coolest movie theatres, the Castle Cinema, a ten minute stroll away - grab a drink at the bar there and enjoy one of the latest flicks without worrying about the schlep home. As well as these much-loved haunts, you'll find exciting new ventures constantly cropping up and keeping you on your toes, so exploring will never get boring.

As for the apartment itself, there's plenty of space to explore there too - over 1,000 square feet in fact. The high ceilings add to the incredible sense of proportion, as does the grand building frontage, and the abundance of natural light coupled with the bold yet considered colour palette lends an extra air of brilliance.

You'll greatly appreciate having such a spacious entrance hall - it's truly an extension of the home, setting the tone perfectly. The rooms beyond all do a wonderful job of balancing tradition with contemporary updates, so you'll find highlights including period fireplaces, original flooring and ornate beading alongside custom carpentry, a

column radiator and butler basin and bright tiling in the kitchen. The bathroom also showcases some lovely vintage-style features, including the tiling and fittings, and the separate WC will be extra convenient.

Of course, with four bedrooms in the mix, you have the option of transforming one into an extra reception room or home office - the options are countless! Whatever you decide, you'll have a fantastic time laying down roots and creating your own home whilst still enjoying the work that has already gone into the property.

WHAT ELSE?

- Despite all the urban buzz, this area has a surprisingly large amount of nearby green space. As well as Hackney Downs Park, Victoria Park is just over a mile away, and home to some internationally renowned festivals including All Points East Festival and Field Day.

- Transport is plentiful in this area with some excellent bus routes nearby, including the 55 into central London, as well as Hackney Downs station, which is served by the Overground route to Liverpool Street.

- You've got a brilliant choice of local takeouts, but surely unpacking calls for a delivery from Yard Sale Pizza - one of our favourites. Actually, it's only a four minute walk away from your home, so even better - make it a collection and get to know the friendly staff.



A WORD FROM THE OWNER...

"I've lived in the property for a long time and the things I love about it is the size and the proportions, the high ceilings as well as the roomy living room and generous entrance hall coupled with the period features such as the fireplaces and the original tiling in the bathroom are all the reasons why I bought this flat in the first place. I love how unique this street is in the area and how you feel like you are living in a piece of local history.

The neighbours that live in this block are all super-friendly and we all look out for each other. The area is vibrant with some amazing food just a few metres away. I particularly love how close the Marshes and Walthamstow wetlands are - which make me feel like I have the countryside on my doorstep in a massive capital city. I have really loved living here."

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