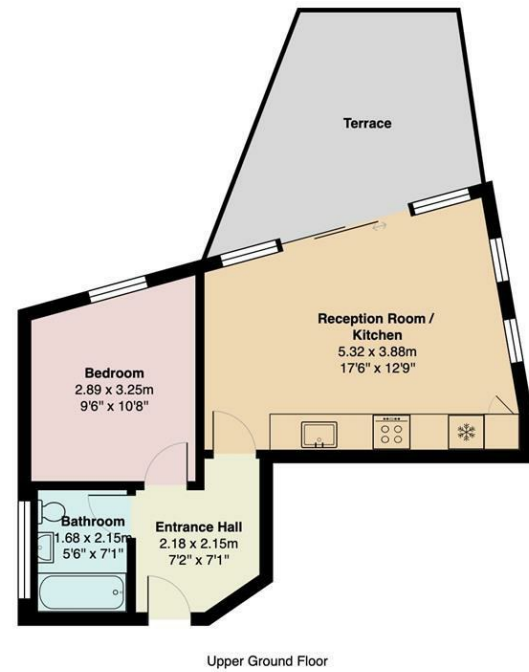


Cadogan Terrace, E9



Upper Ground Floor

Total Area: 39.5 m<sup>2</sup> ... 425 ft<sup>2</sup>

All measurements are approximate and for display purposes only

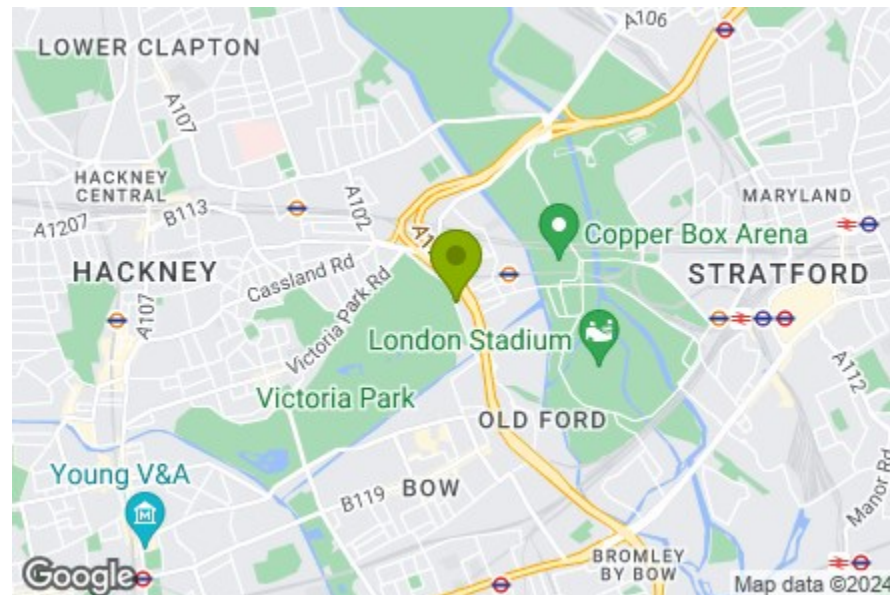
Entrance Hall  
7'1" x 7'0"

Bathroom  
5'6" x 7'0"

Bedroom  
9'5" x 10'7"

Reception Room  
17'5" x 12'9"

Terrace



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	86	86
(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	



## CADOGAN TERRACE, HACKNEY

Guide Price £450,000 Leasehold  
1 Bed Apartment



### Features:

- One Bedroom Apartment
- Beautifully Presented
- Victoria Park Location
- Large Private Balcony
- Moments Away from Hackney Wick
- Communal Garden
- Canalside Location

A beautifully bright and immaculate one bedroom apartment with a generous private terrace and communal garden, all mere moments from Victoria Park and Hackney Wick. You're in pole position for this buzzing East End borough here.

Transport's simple too - a ten minute stroll or two minute cycle will bring you to Hackney Wick station, from here the Overground will speed you to Stratford (if you don't feel like cutting through the Olympic Park) or Highbury & Islington, for a quick swap to the speedy Victoria line.

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

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
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**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

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

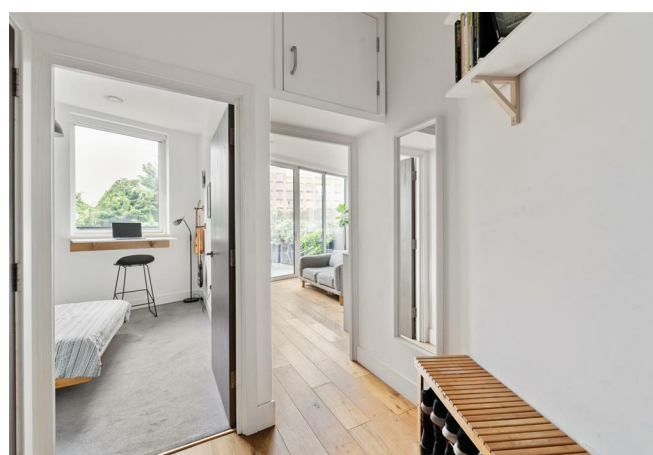
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#### IF YOU LIVED HERE...

You'll be tucking into calamari and arancini at the The Italian Job restaurant just downstairs. Pair them with an authentic Italian ale and your tastebuds will thank you. From here you can simply pad up to your new abode. Straight ahead as you enter, you have your dual aspect, 225 square foot open plan living space, timber floorboards flowing throughout. It's all brightly illuminated courtesy of floor to ceiling patio doors framing gorgeous views of Victoria Park's mature foliage and of your covetable terrace.

Step out here for a patio and trellised walls adorned with climbing plants, plus bountiful pots. It's the ideal spot for entertaining al fresco. Back inside and the space is completed by your kitchen - home to Sacramento green flourishes, and adorned with matt white and charcoal cabinets housing a suite of integrated appliances. Elsewhere your bedroom comes in at over 100 square feet with bespoke storage and tranquil leafy views, while the bathroom's a white metro tiled solace with a shower over the tub. Lastly, your communal garden's a low-maintenance mix of patio and raised beds set among pebbles - a superlative spot to meet the neighbours.

You're just moments away from canalside strolls here, the waterways will take you straight to Hackney Wick for the crispy pizzas and cityscape views of All My Friends, CRATE Brewery, Grow Restaurant and Bar, and Number 90 Bar & Restaurant. Alternatively, follow Wick Lane to explore Fish Island, being sure to stop off at Rule Zero, Two More Years and Preeti Patty along the way. The Queen Elizabeth Olympic Park is just down White Post Lane, for yet more to see and do, with Westfield just beyond and an obvious draw if your wardrobe needs a refresh.

#### WHAT ELSE?

- Nature's only a few steps away. Historic Victoria Park (created from Bonner Fields in the 1840s) is a minute away from your new front door and home to decorative gardens, grassland, a skatepark and sporting facilities.
- After exploring Vicky Park, head along lovely leafy Victoria Park Road to The Lauriston. A fine contender for your new local, the walnut and Gorgonzola gnocchi's as delectable as the sumptuous interior.
- If cycling's your thing you can whizz around greenery following the lower side of Victoria Park before heading south past the Blue Ivy Cafe and tracing the myriad cycle routes of Mile End Park, all the way to Salmon Lane Lock.



#### 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."

EVA BOUZAKI  
ASSISTANT BRANCH MANAGER

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