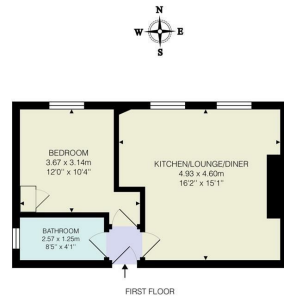


Bedroom
12'0" x 10'3"

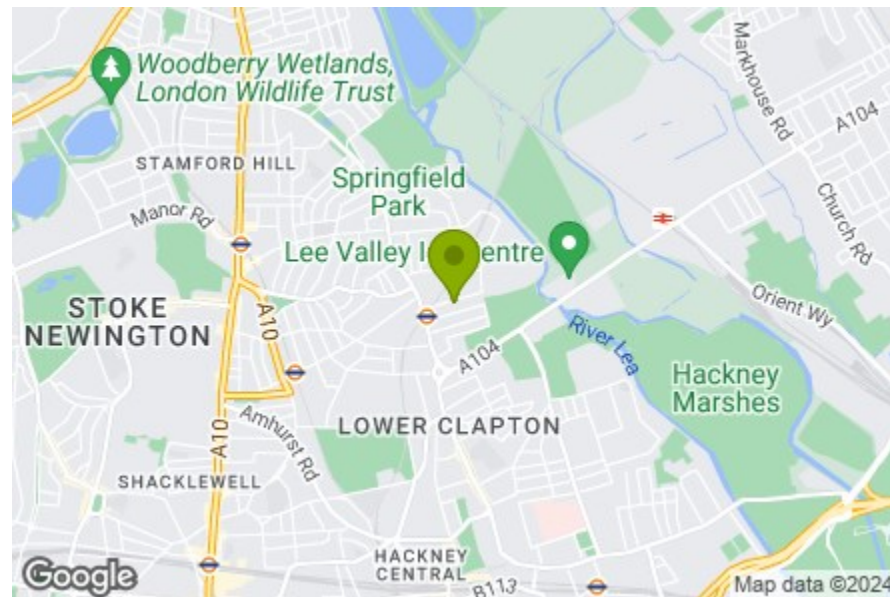
Bathroom
8'5" x 4'1"

Kitchen / Lounge / Diner
16'2" x 15'1"



Total Area: 36.6 m² - 394 sq ft

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SOUTHWOLD ROAD, CLAPTON

Offers In Excess Of £375,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Flat
- Beautifully Presented Throughout
- First Floor
- Moments from Clapton Station
- Short Walk To Millfields Recreation Ground
- Chain Free

If you're looking for a one bedroom apartment in a popular neighbourhood within easy walking distance of a shops, a station, and green spaces, look no further! Located on the first floor of a grand Victorian villa in Upper Clapton, this property has been thoroughly renovated and is in immaculate condition.

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0203 397 9797

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E8, E9, E5, N16, E3 & E2
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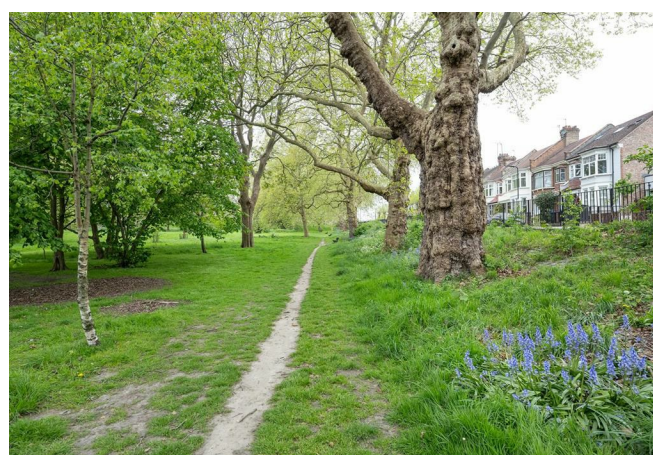
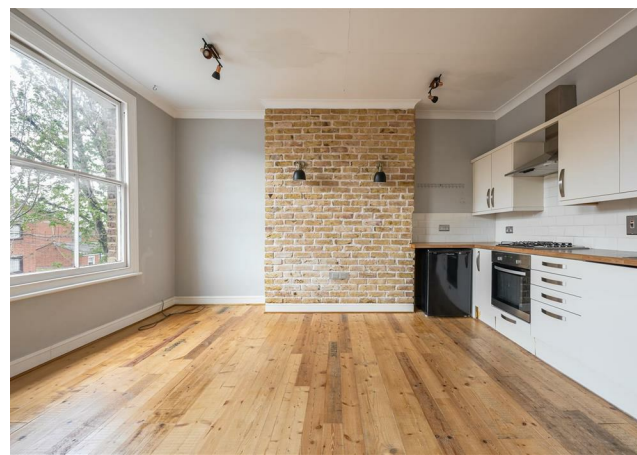
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IF YOU LIVED HERE...

You'd appreciate the stylish combination of vintage and contemporary features and the logical layout, including sash windows, wood floors, exposed brickwork, and modern fixtures and fittings. From the moment you come into the apartment through the first floor front door, you'd notice the sense of space and light. The apartment has windows on two sides thanks to its end of terrace location.

There are three large sash windows, two of which are in the spacious open plan living room. Measuring 16'2" by 15'11" this easily accommodates a lounge area and a dining table, in addition to the smart kitchen that lines one wall. With glossy white wall and floor cabinets, a metro-tiled splashback, and a combination of fitted and freestanding appliances this is well-equipped yet unintrusive. The stunning focal point of the room is the exposed brick chimney breast.

The double bedroom also has a large sash window and is a serene space with room for a large double bed. The bathroom is delightful, with monochrome metro wall tiles, patterned floor tiles, and a large modern shower enclosure. There's also a WC and a spa-style washbasin perched on a vintage freestanding cupboard. An opening window provides natural light and ventilation. The property has gas central heating and has white and pale grey walls that give it a calm coherence and welcoming ambience.

WHAT ELSE?

- There's a wide selection of local shops, cafes, and bars/pubs just moments away along the Upper Clapton Road, including The Crooked Billet, a popular pub with a lovely decked and sheltered garden. The many amenities in Hackney town centre are also within easy walking distance, and you can stroll across nearby Millfields Park to the eclectic selection of artisanal and independent shops, cafes, and restaurants along Chatsworth Road.

- Transport connections are excellent. It's a mere three minute walk to Clapton Overground station which has fast, direct 13 minute journeys to Liverpool Street in the City and there are numerous bus services along nearby Upper Clapton Road.

- The apartment is located close to lots of great green spaces and the River Lea. The closest - less than five minutes away - is Millfields Park. This abuts the River Lea, and leads on to the Lee Valley Park, Hackney Marshes, and the Olympic Park. Walthamstow Marshes are also less than two miles from the property.



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 cafes, 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
HACKNEY BRANCH MANAGER

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