

Kitchen  
7'11" x 8'11"

Reception Room  
11'3" x 12'9"

Bedroom  
9'10" x 9'10"

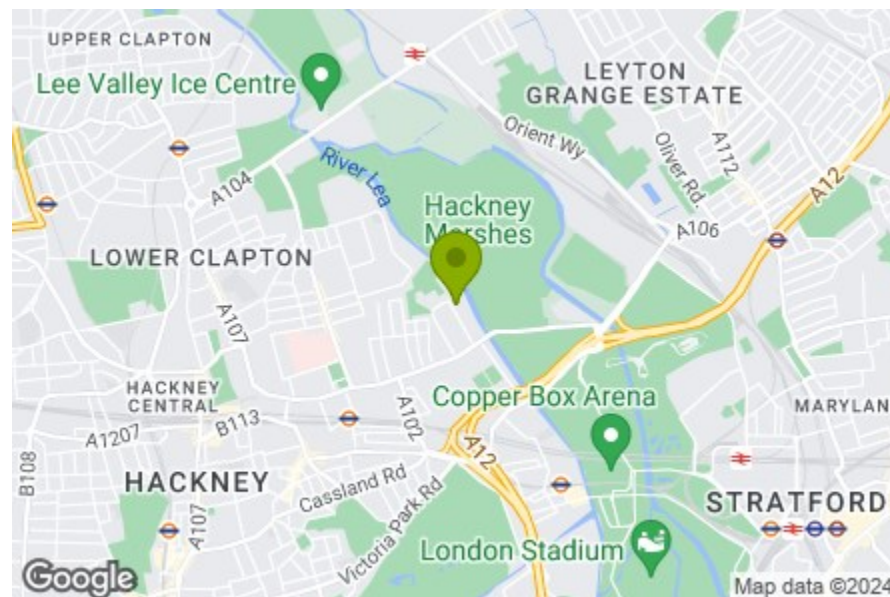
Bedroom  
9'0" x 12'9"

Bathroom  
4'5" x 8'6"

Garden  
32'1" x 25'3"

Total Area: 54.3 m<sup>2</sup> ... 585 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	73 78
(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



## HOMERTON ROAD, HACKNEY

Offers In Excess Of £450,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedroom Apartment
- Own Front Door
- Beautifully Presented
- Naturally Bright
- Large Private Garden
- Moments Away from Hackney Marshes
- Proximity to the Vibrant Chatsworth Road

A fantastic two bedroom ground floor apartment, in a purpose built development, in the heart of Homerton. A stone's throw from Hackney Marshes, this home has been beautifully finished and has its own front door and private rear garden.

Here you have a haven surrounded by green spaces that's also handy for everything the area has to offer. You're a twenty minute walk from Hackney Wick, and a mile and a half from both central Hackney and Clapton, all packed with exciting places to eat, drink, shop and socialise.

REQUEST A VIEWING  
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0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
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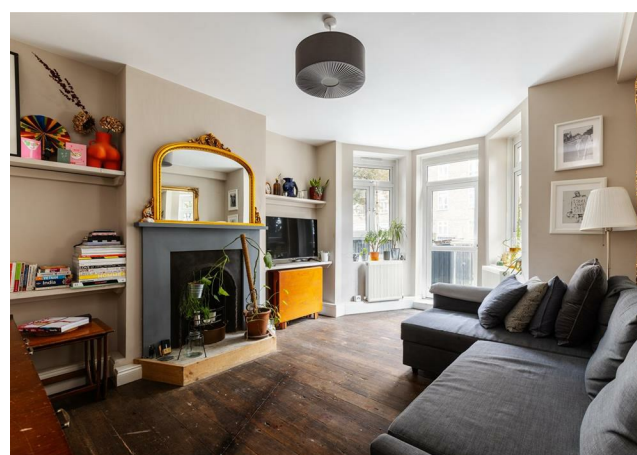
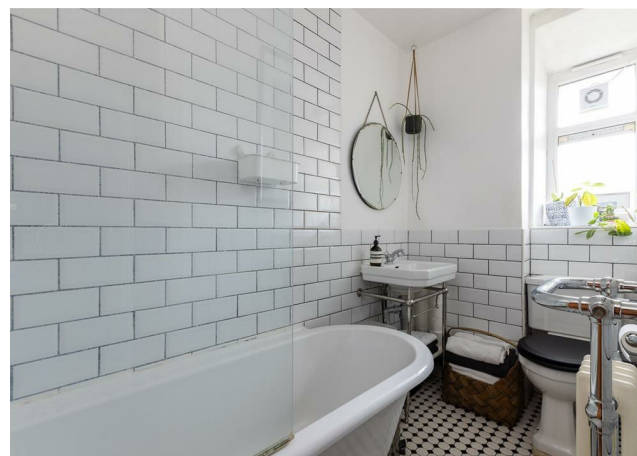
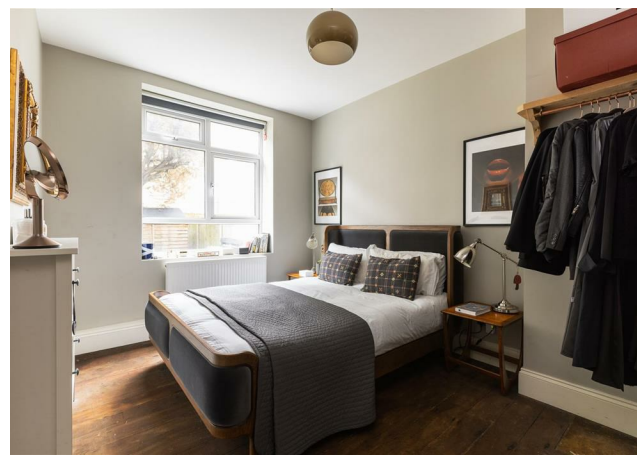
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IF YOU LIVED HERE...

First off your hallway to the left is your kitchen. You'll find plenty of units and a Butler sink under the window, as well as a gas hob. Opposite you'll find your bathroom, part tiled in bright white metro tiles, with monochrome tiling underfoot. There's a rolltop tub plus traditional white sink and WC. Next left after the kitchen is your 135 square foot reception, filled with natural light from your bay window, neatly containing the door to your garden. There's hardwood floorboards underfoot, and a stylish fireplace.

Your large garden is fully paved, with borders and a single mature tree to add some glorious greenery to the low maintenance solace. Back through your reception you'll find your first bedroom, this one with eighty square foot of space and the same gorgeous floorboards underfoot. Your main bedroom gives you another 110 square foot of space, with soothing neutral walls and another large window for maximum natural light. Both bedrooms look out onto your garden.

You're a stones throw from the banks of the Lee Navigation here, gateway to a plethora of nature walks. Ten minutes and you're among Hackney Marshes via a nearby bridge, and it's only fifteen minutes on your own side of the water to Millfields Park. It's under a mile to Homerton for the Overground, from where it's a short hop to Stratford, or under ten minutes to Highbury & Islington for the Victoria Line.

WHAT ELSE?

- Your new local is The Spread Eagle, a gorgeous corner pub with a fantastic menu including plenty of vegan options.
- Schools rated 'Outstanding' nearby include Kingsmead Primary, Clapton Girls' Academy and The Olive School Hackney.
- Film buffs will be delighted to find indie cinema The Castle nearby, with two screens and elegant bar and restaurant.



A WORD FROM THE OWNER...

"I have lived in this flat for many years now with and without flatmates and I am quite sad to be leaving. It has lots of benefits given it's a stone through away from the beautiful walking trails of the Hackney marshes. It's also moments away from the canal which will bring you to the hustle and bustle of Hackney Wick, Stratford Westfield and across the whole of London really. The flat also benefits by having Chatsworth road within a ten minute walk away which has a plethora of restaurants and bars with independent delis and shops. In addition to this, you can be on the A12 in no time. There is also a great sense of community that I will miss as I have been blessed with just the best neighbours from next door right up to the locals on to Chatsworth road. It always brings me joy to see the garden develop through the summer which creates more of a private den when the leaves all grow back, allowing long afternoons spent laying in the hammock soaking up the rays."

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