

Total Area: 53.1 m² ... 571 ft²

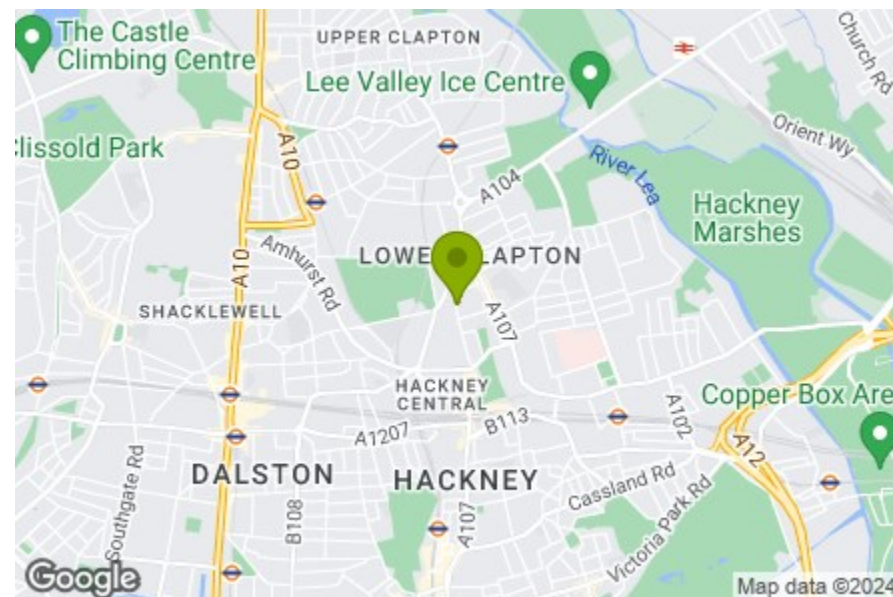
All measurements are approximate and for display purposes only

Reception Room
16'1" x 20'6"

Storage

Bedroom
16'2" x 12'7"

Shower Room
5'10" x 10'5"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	82
(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	

CLARENCE ROAD, HACKNEY

Offers In Excess Of £450,000 Leasehold
1 Bed Apartment



Features:

- Beautiful One Bedroom Apartment
- Ground Floor
- Thoughtfully Renovated Throughout
- Over 570 sq.ft
- Moments Away from Hackney
- Moments Away from Hackney Downs Station

A spacious, elegant one bedroom, ground floor apartment, with Hackney Downs and Hackney Central stations nearby. You're also just moments away from Hackney Downs Park and whole host of independent cafes, restaurants and nightlife hotspots.

As noted, Hackney Downs station is just a nine minute stroll away, where you'll find fast, eleven minute, Overground services to Liverpool Street. It's just three stops in the opposite direction for Walthamstow Central.

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E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
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0203 397 9797

E18 & IG8
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0203 369 1818

E8, E9, E5, N16, E3 & E2
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0208 520 3077

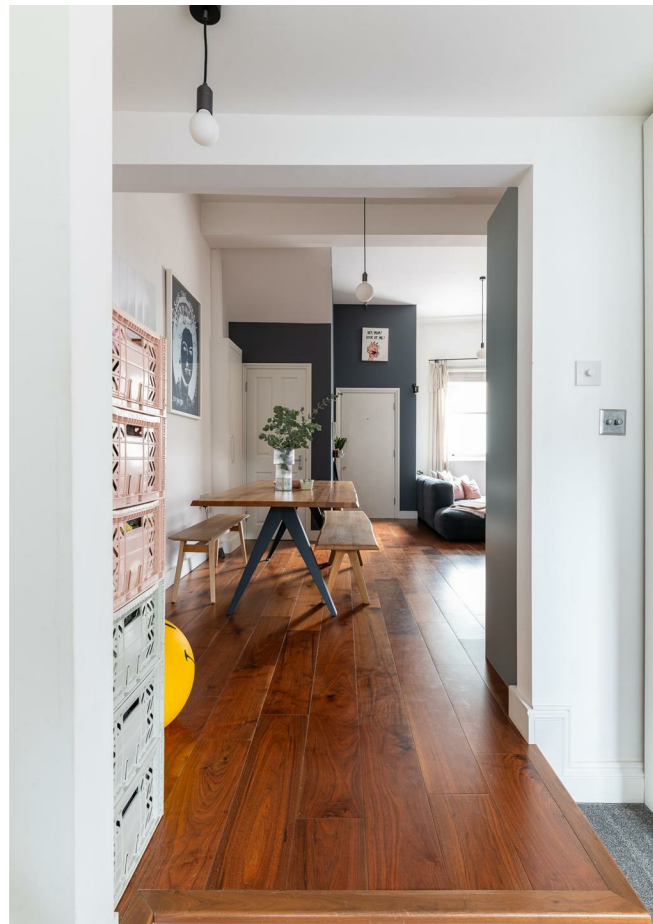
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IF YOU LIVED HERE...

After stepping in through your front door you'll enter your huge, welcoming, 330 square foot lounge, kitchen and diner. Broad engineered oak hardwood flooring flows throughout, and modern pendulum lighting adds to the bright natural light spilling in from a sash window to the front. In your kitchen area, glossy white brickwork splashbacks, smooth ebony countertops and pale peacock blue cabinetry frame the integrated chef's oven and Smeg extractor hood. There's also some discreet, convenient purpose built storage behind your dining area.

An open archway leads through to your handsome double bedroom, where soft smoky grey carpet runs underfoot and there's a whole wall of sleek custom made wardrobe space. Your spacious bathroom sits next door, a sumptuous mix of mint green paintwork and white brickwork tiling, all complemented beautifully by monochrome geometric floor tiles. It's all completed by a dedicated stroll in shower. There's also a handy recessed utility space with plenty of shelving for laundry and other personal effects.

Outside, you'll arrive in the green meadows of Hackney Downs Park in less than two minutes. A popular spot for summer picnics, there's also some immaculate tennis courts available for hire. Your new local, The StarBy Hackney Downs, sits just by the entrance to the park and serves tasty craft beers, artisan burgers and great Sunday roasts. You can choose whether to sit inside the fairground themed bar or outside on the terrace overlooking the park.

WHAT ELSE?

- Lower Clapton Road is just moments from your front door, where there's an abundance of diverse eating and drinking establishments, from live music at Blondies to the freshly baked organic sourdough loaves of 119 Today Bread.
- For a really special night out, treat yourself to the wonderful tasting menu at intimate Casa Fofo on Sandringham Road.
- Hackney Central station is also nearby, just twelve minutes on foot, for Overground services to Camden and Stratford.



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
HACKNEY BRANCH MANAGER

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