



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



## GREENWOOD ROAD, HACKNEY

### Offers In Excess Of £699,999 Share of Freehold 2 Bed Apartment



#### Features:

- Two Bedroom Flat
- Short Walk to Hackney Downs and Hackney Central Stations
- Moments from London Fields
- Private Balcony
- Beautifully Presented Throughout
- Chain Free
- Sought After Location

A naturally bright two bedroom balcony apartment, laid out over the first two storeys of a contemporary end terrace just moments from Hackney Downs station and London Fields Lido. Bursting with character throughout, this is a fine find indeed.

You're spoilt for choice when it comes to greenery. As well as Hackney Downs to the North you're just ten minutes from London Fields with its legendary lido, woodlands and picnic spots.

**REQUEST A VIEWING**  
0208 520 3077

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

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

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

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

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

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0203 325 7228

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#### IF YOU LIVED HERE...

You'll step into your generous hallway and find your principal bedroom on the right, an artfully angled 100 square foot, with a floor to ceiling window framing leafy green views. It's a tranquil spot and an enticing introduction. Across the hall is bedroom two, similarly sized and styled, and naturally bright. Your family bathroom completes the storey, pristine and gleaming in white.

Up the bespoke timber staircase now for the main event. That glorious, dual aspect, 275 square foot kitchen and reception room. More floor to ceiling windows let in floods of natural light and a gorgeous exposed brick wall takes centre stage. Your kitchen's laid out opposite, a generous suite of white cabinets with glossy quartz style worktops and metro tile splashbacks. Finally, step out onto your balcony, where a glass balustrade maximises rooftop views over Hackney.

Outside and, as noted, Hackney Downs Park is just ten minutes walk away, another artful green space perfect for runs, strolls and picnics. There're tennis courts too. You also have one of Hackney's most charming gastropubs on the park borders. The Star By Hackney Downs is a lovably esoteric establishment, perfect for enjoying the green views on a Summer afternoon. Just twelve minutes from your new front door.

#### WHAT ELSE?

- Hackney Downs train station is five minutes on foot, for direct nine minute runs to Liverpool Street and a speedy and effortless door door City commute.
- This artfully arranged apartment is also available chain free, for that all important speedy and hassle free move.
- Hackney's Mare Street is just ten minutes on foot, the heart of East London nightlife and home to the likes of The Hackney Empire, Oslo and The Hackney Picturehouse.



#### A WORD FROM THE OWNER...

"I'm actually really sad to be leaving the area as all my favourite hang outs are right here! Wilton Way, which is just two minutes walk away, is full of cute coffee shops. There is Violet's, a cafe and cake shop which made Harry and MegHan's wedding cake, as well as Footnote, Wilton Way Cafe and Wilton Way Deli.

For something fancier there is Pidgin, which is Michelin-starred and serves a tasting menu that changes each week. I swim at London Fields Lido every morning (it's a five minute walk away), and there's a lovely coffee shop there for a post-swim latte. On the corner is the Spurstowe Arms, which is something of a fashion industry and celebrity hangout and always comfortably packed on Thurs-Sunday.

Even closer to home is a cute tiny wine bar, Binch, which is where I often hangout with the neighbours. All the amenities and nightlife of Dalston are a less than 10 minutes walk away."

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