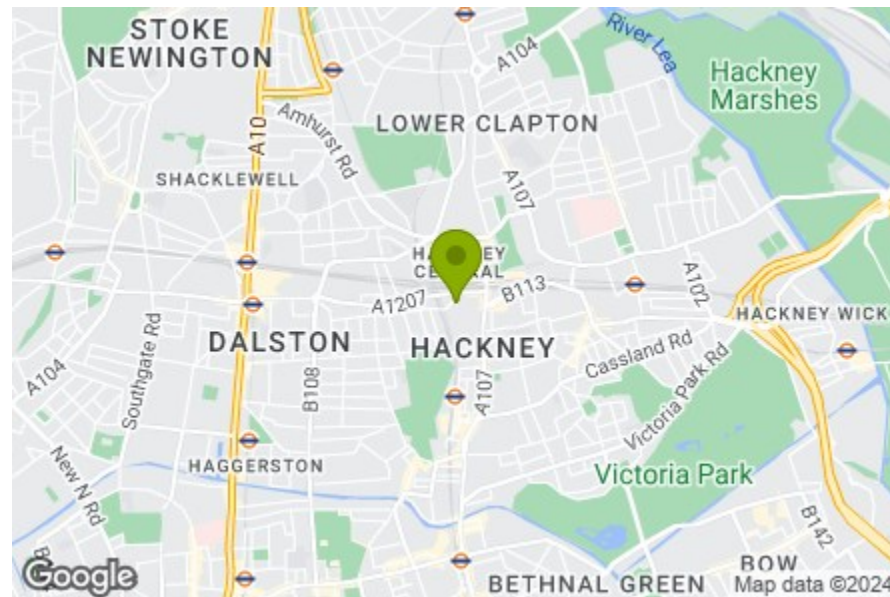


Kitchen / Reception Room  
22'2" x 13'8"

Bedroom  
11'7" x 10'7"

Utility Area

Bathroom  
13'3" x 10'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		70	79
		EU Directive 2002/91/EC	



## SYLVESTER ROAD, HACKNEY

Offers In Excess Of £700,000 Share of Freehold  
1 Bed Apartment



### Features:

- Warehouse Conversion
- Beautifully Presented
- One Bedroom Apartment
- Open Plan Kitchen/ Living Area
- Bi-fold Doors to Patio and Communal Garden
- Utility Area
- Chain Free
- Lease Years Remaining 995
- Annual Service Charge £1,526
- Annual Ground Rent £0

An artfully appointed and splendidly styled one bedroom apartment in a converted nineteenth century warehouse. Sat in the very heart of Hackney, you have the bustling delights of East London's premier postcode on your doorstep.

This is a superb first find, featuring an impeccable vintage pedigree. Highlights include oak timber floors, generous bathroom and 300 square foot kitchen/lounge.

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hello4@stowbrothers.com  
0203 369 6444

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hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
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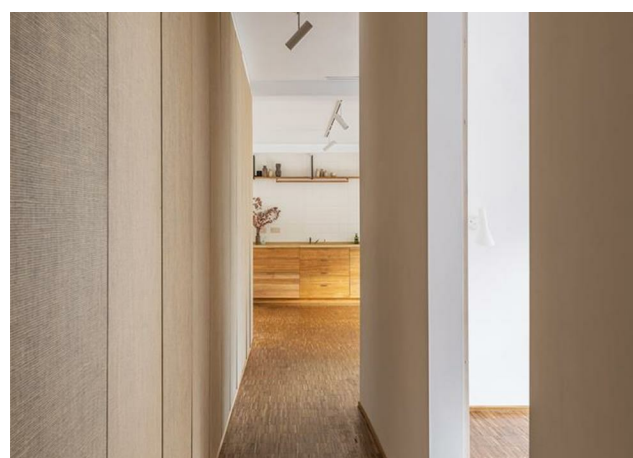
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IF YOU LIVED HERE...

Step inside and you're greeted by a wealth of versatile space in the hallway - plenty of room here for any necessary storage, or even that most modern of essentials, a home working nook. Even more storage awaits, as ranks upon ranks of floor to ceiling wardrobes lead you down the hall into that glorious kitchen/diner. In here, Lacuna timber framed bifold patio doors give out to your evergreen private patio, home to fragrant jasmine.

From here head on to the communal gardens - a great spot to get to know the neighbours. Back inside, and your main space comes in at a covetable 300 square feet, with classic oak off-cut parquet timber underfoot. Your kitchen area occupies the far end, with bespoke timber cabinets, under counter double drawer fridge, ILVE cooker, plus dishwasher, washing machine, tumble drying and freezer by MIELE. Bespoke concrete worktops and brass fittings complete the aesthetic.

Elsewhere, your bedroom's a substantial double of 120 square feet, naturally bright, with twin sash windows framing leafy greenery and divided by a striking tower radiator. Next door and your bathroom's especially luxurious, with designer flooring and twin vanity sinks by Marble Partners, and charming Vola fittings including an integrated brass rainfall shower set into floor to ceiling tilework. You have underfloor heating in here too, and it's all finished in Farrow & Ball wet room paint.

Outside, and Hackney Central station is less than five minutes on foot, putting a huge range of direct destinations at your fingertips, from Camden Town to Hampstead Heath, Clapham Junction to Stratford. There's a wealth of options locally too, with the bustling bars and cafes of Wilton Way just around the corner, including Wilton Way Deli, Two Doors bistro and much-loved local hangout Violet. A vibrant community, Wilton Way's also host to street parties and supper clubs.

WHAT ELSE?

- The open greenery of London Fields, one of the capital's original open public spaces, is just five minutes from your new front door. Home to the famous London Fields Lido as well as a great range of sports clubs and classes, it's a superb spot to have on your doorstep. Perfect for morning jogs and evening strolls alike.
- This striking apartment is offered chain free, for that all important hassle free move.
- Your new home also features private gated parking, and drivers can be on the arterial A10 in about five minutes. Plus there's communal bike storage, and cyclists can follow protected paths all the way to Whitechapel and the City.



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  
BRANCH MANAGER

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