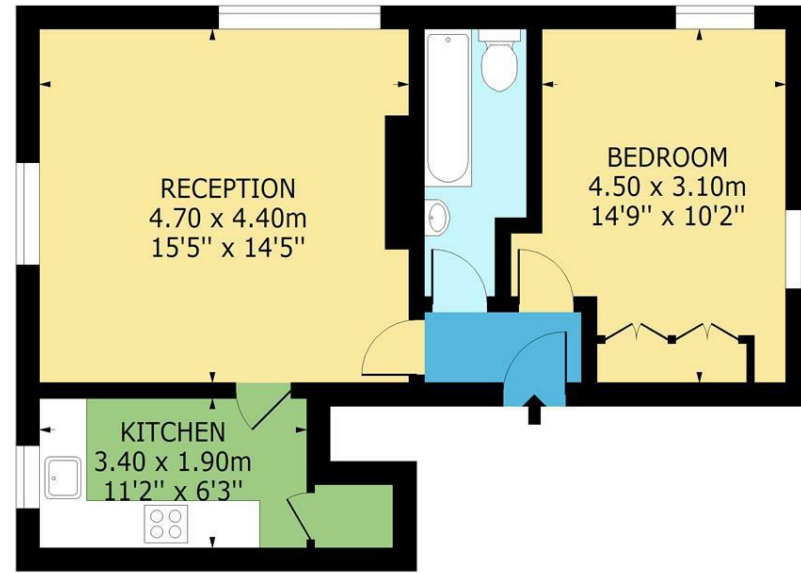


Digby Road, E8
 Approx. Gross Internal Area 547 Sq Ft - 50.82 Sq M



FIRST FLOOR

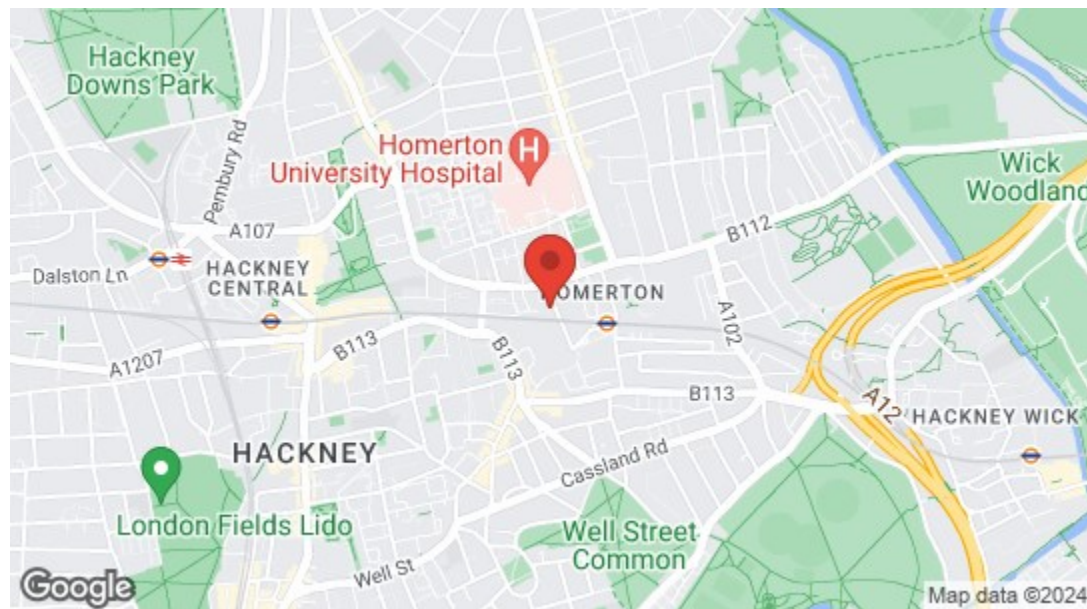
THE STOW
 BROTHERS



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 2/7/2024



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	EU Directive 2002/91/EC	

EST **THE STOW BROTHERS** 2014
 SALES/LETTINGS/NEW HOMES/MANAGEMENT



Digby Road, London
 £1,850 Per Month
 1 bed, House



→ E17 Office
 236 Hoe Street
 E17 3AY
 0203 397 9797
 hello17@stowbrothers.com

→ E11 Office
 117a High Street
 E11 2RL
 0203 397 2222
 hello11@stowbrothers.com

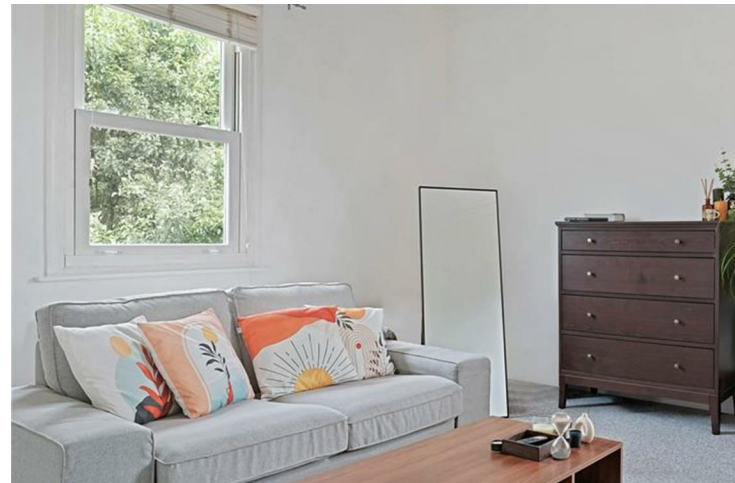
→ E4 Office
 1 Bank Buildings,
 The Avenue, E4 9LE
 0203 369 6444
 hello4@stowbrothers.com

stowbrothers.com
 f @stowbrothers



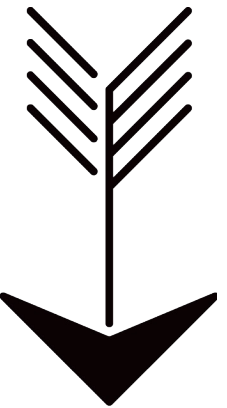
Features

- Bright One Bedroom Apartment
- Double Fronted Period Property
- High Ceilings
- Walking Distance To Chatsworth Road
- Moments From Homerton Station
- Council Tax Band C
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400
- Security Deposit: Equivalent to 5 Weeks' Rent of the Agreed Rent



A fantastic one bedroom apartment, set within an attractive double fronted period property off Homerton High Street. Smartly finished to a high standard, with plenty of natural light, it's a perfect Hackney pad moments from the Overground.

You're in a superlative spot for everything Hackney has to offer, within easy reach of innumerable independent businesses, art centres and galleries, pubs, restaurants and venues. Hackney Wick, Clapton, Dalston and Bethnal Green are all within walking distance.



WHAT ELSE?

- Your new local is The Spread Eagle, London's first fully vegan pub across the food menu and drinks offering alike, plus less than ten minutes away you'll find the Castle Cinema, a wonderful revived vintage cinema with a marvellously varied programme.
- The legendary London Fields Lido is a mile from you, perfect for a plunge on a hot day? Central London is close at hand too, with door to door connections to King's Cross coming in at as little as twenty minutes.





➤➤ IF YOU LIVED HERE...

Head up to the first floor and step into your hallway, where you'll find three doors. Open the first one to the left and you'll be in your 225 square foot reception, with dual aspect sash windows giving you maximum natural light. Hardwearing grey carpet lies underfoot, and the high ceilings retain the cornice work, speaking to the property's history. Your kitchen is through another door on your left. White units are topped by contrasting dark grey worktop, and neutral tiling lies underfoot.

Back in your hallway you'll find your bathroom opposite your front door. Attractively fully tiled, it has a modern white suite with shower over the tub, and plenty of natural light. Lastly there's your bedroom, a generous double of 150 square foot. There's a pair of mirrored double wardrobes to one end, as well as another set of dual aspect windows, and more that sleek, pristine design.

You're just around the corner from Homerton Station for the Overground, where regular trains will take you on a short hop to Stratford, or to Highbury & Islington for the Victoria Line in under ten minutes. All your day to day needs are close at hand on Homerton High Street, as well as cafes and some lovely dining spots. As for green spaces, Victoria Park is a quarter of an hour's walk, while London Fields and Hackney Marshes are both just a mile away on foot.

