



Kitchen / Reception Room  
13'6" x 26'2"

Bedroom  
7'8" x 10'6"

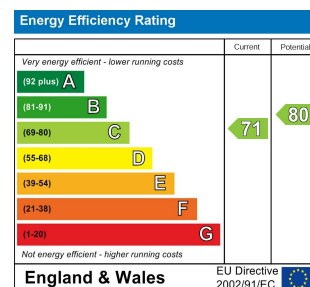
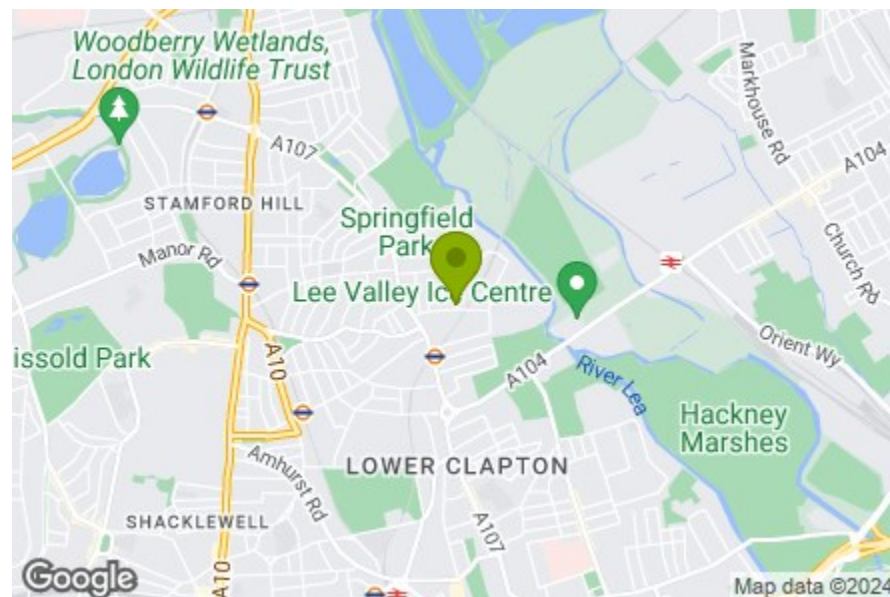
Bathroom  
7'3" x 8'4"

Bedroom  
9'10" x 11'10"

Study  
7'8" x 8'4"

Bedroom  
10'0" x 11'5"

Garden  
22'3" x 41'0"



## MOUNT PLEASANT LANE, HACKNEY

Offers In Excess Of £725,000 Share of Freehold  
3 Bed Apartment



### Features:

- Three Bedrooms
- Victorian Converted Apartment
- Arranged Over Two Floors
- Chain Free
- Private West Facing Garden
- Over 900 sq.ft
- Moments Away from Clapton Station

A lovely, three bedroom, Victorian conversion apartment. Arranged over two floors, with 900 square feet of stylish living space and a suntrap West facing garden. Your elegant home is in a superb spot, just a short walk from Clapton Station.

You're perfectly located for everything Clapton has to offer, from restaurants and bars to gig venues and sports facilities. To simply stretch your legs, the River Lea and surrounding marshes are on your doorstep, ready to be explored. Plus your City commute is less than twenty minutes door to door.

REQUEST A VIEWING  
0208 520 3077

E11, E7, E12 & E15  
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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

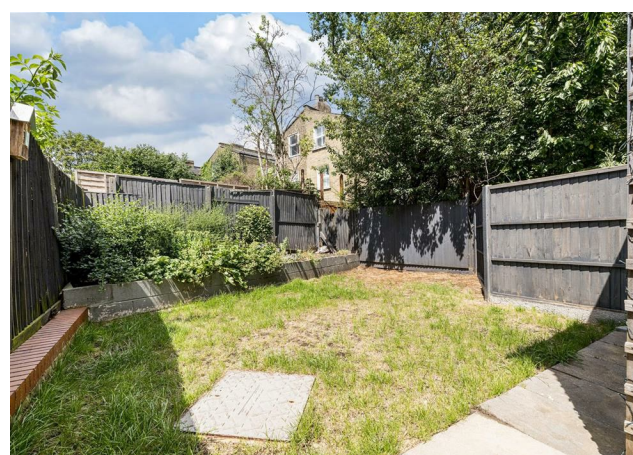
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hellohackney@stowbrothers.com  
0208 520 3077

New Homes  
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0203 325 7227

Investment & Development  
id@stowbrothers.com  
0208 520 6220

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0203 325 7228

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#### IF YOU LIVED HERE...

Your entrance is on the upper ground floor, leading you through the hallway into your open plan kitchen and reception room. This fabulous 360 square foot space has a floor to ceiling bay window to the front, pale grey kitchen units, white tiled splashbacks and hardwood flooring flows underfoot. The rear door leads to your delightfully secluded garden. Back through your hallway and down stairs you'll find the rest of your home. First on your right is your bathroom, with a concealed cistern WC and shower over the tub.

Next door is the first of three generous double bedrooms, this one with eighty five square feet of space. Your second sleeper has 100 square feet of space, its own bay window to the front and double doors that take you through to a sizeable study, which could also be used as a luxurious dressing room if you prefer. Your principal bedroom has 115 square feet of floorspace and soft plush carpet runs underfoot throughout all three bedrooms and your study.

Outside, it's just a seven minute walk to Clapton Station for the Overground, where direct trains take you through to Liverpool Street and the heart of the City in ten minutes. Upper Clapton Road has all the amenities you could possibly need and you're surrounded on three sides by lush green spaces, with Springfield Park and North Millfields each under half a mile from your front door. The beautiful nature reserves of Walthamstow Marshes are also just across the river.

#### WHAT ELSE?

- Your new local is The Anchor and Hope, a tiny traditional pub right on the river, with plenty of outdoor seating to enjoy the view.
- Nearby schools with an 'Outstanding' Ofsted rating include Southwold Primary, Clapton Girls' Academy, and Stormont House School.
- Head to Lower Clapton Road to try the mouthwatering menu at My Neighbours The Dumplings, a cosy restaurant with its own basement Japanese sake bar.



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

"I am really sad to be leaving the flat, but circumstances mean that I have to. I have loved living there - the marshes are so close that walking my puppy has been a joy. The garden in the summer is the only place I wanted to be - it is quiet and a complete sun trap. I am also really lucky to share the building with fantastic neighbours. "

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