



Second Floor

Total Area: 82.2 m² ... 885 ft²

All measurements are approximate and for display purposes only

Hallway
5'11" x 19'0"

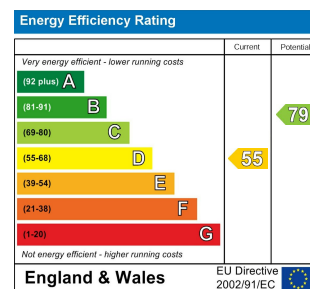
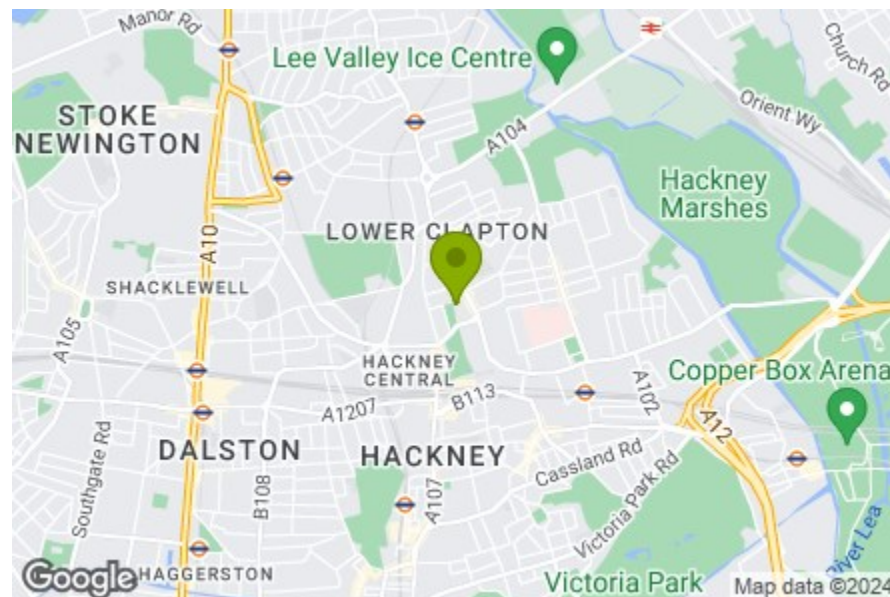
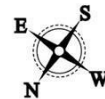
Reception Room
12'11" x 12'4"

Bedroom
13'0" x 12'8"

Bathroom
6'0" x 5'8"

Kitchen/Diner
12'10" x 15'7"

Bedroom
12'9" x 12'9"



CLAPTON SQUARE, HACKNEY

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



Features:

- Two Bedroom
- Second Floor
- Just Under 900 sq.ft
- Beautifully Presented Mansion Block
- Clapton Square Location
- Moments Away from Chatsworth Road

A naturally bright and peaceful two bedroom home on the top floor of an elegant Edwardian mansion block, with 900 square feet of living space and period features throughout. You're just moments away from Chatsworth Road and its beloved Sunday market.

You're just a ten minute walk away from both Hackney Downs and Hackney Central stations. From Hackney Downs station, it's an eleven minute Overground journey to Liverpool Street.

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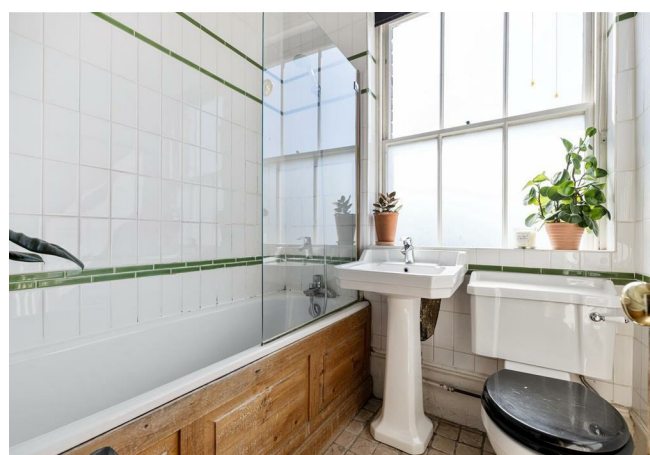
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IF YOU LIVED HERE...

You'll enter your broad, generous hallway to find natural wood tones and relaxing neutral palettes. From the golden floorboards gracing your bedroom and reception floors to the crisp white walls, original internal timber doors, and sash windows. Two large, similarly-sized bedrooms lead off on either side of the hallway, each bathed in natural light. The larger of the two features an original fireplace and timeless crown moulding, while the smaller sleeper has a sizeable fitted wardrobe offering plenty of storage.

Your reception room is a sumptuous affair, with extensive open shelving and natural light pouring in through South West facing windows. Next door, your bathroom is classic and minimalist, with a retro touch from the green accented shower and wood paneled tub. Open your rustic wooden door and revel in your charming, spacious kitchen. With a country cottage feel, the plentiful white cabinets and metro tile backsplash contrast beautifully with the timber style worktop and warm terracotta flooring.

Situated beside the leafy wonderland of Clapton Square, you're in a lovely corner of Hackney, with favourite spots such as Lucky & Joy, for modern Chinese fare, and The Mokapot House, for artisanal pastries and coffee, both just a three minute walk away on Lower Clapton Road. A five minute stroll in the other direction leads you to Mare Street, where Behind This Wall, a charming hidden cocktail bar, serves up custom tailored drinks without a menu. In just eleven minutes you'll be surrounded by other local gems, including Chatsworth Road Market, a buzzing market running every Sunday dating back to the 1930s, where you'll find all sorts, from fishmongers and cheesemakers to vintage clothing and flowers.

WHAT ELSE?

- The lush greenery of Hackney Downs Park is just a ten minute walk away, ideal for slow weekends ending with a drink at The Star By Hackney Downs.
- Find your zen within the city at MoreYoga Hackney, eight minutes from your front door.
- Parents will be pleased to know that there are nine primary schools rated 'Outstanding' by Ofsted within a one mile radius of your home.



A WORD FROM THE OWNER...

"I fell in love with the flat the moment I walked in. Light was streaming in from all sides, it had all those period features that I adore, and loads of space. We have loved living here - morning coffee in the kitchen with views of Canary Wharf, a run round Hackney Downs or London Fields, and everything we need (shops, markets, green spaces) within walking distance. We've also benefited from a really easy commute to the City and across London, with excellent bus and train connections. Despite all that, it's still really tranquil since it's set back from the road; there's nowhere better to come home to after a long day. We've made friends for life with our neighbours and (if not obvious!) we will be sad to leave."

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