

Kitchen/Lounge/Diner
19'8" x 19'7"

Bathroom
6'8" x 7'6"

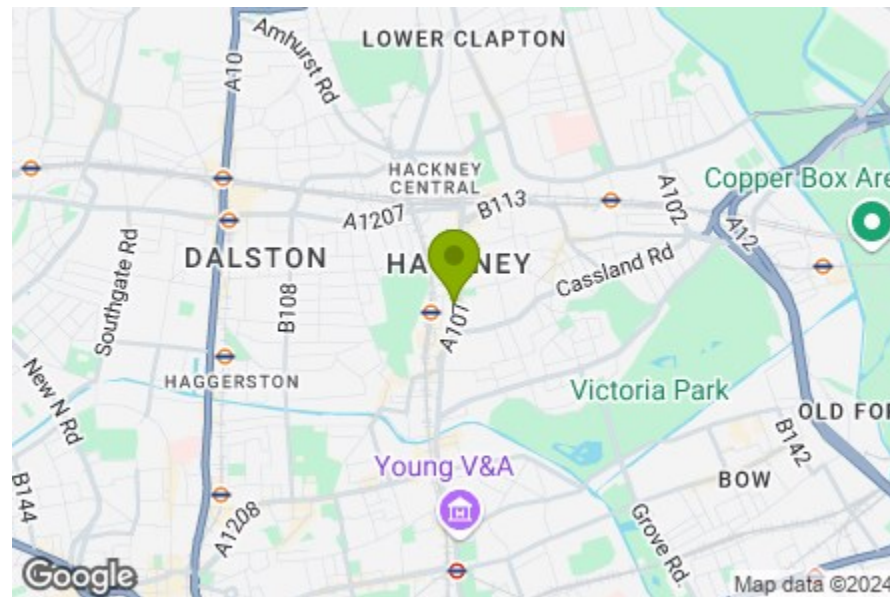
Bedroom
9'1" x 11'10"

Storage

Bedroom
7'0" x 14'6"

Total Area: 62.8 m² ... 676 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	83
(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	



SILESIA BUILDINGS, HACKNEY

Offers In Excess Of £625,000 Leasehold 2 Bed Apartment



Features:

- Two Bedroom Property
- Beautifully Presented Throughout
- London Fields Location
- Moments from Mare Street
- Approx 676 Square Foot
- Chain Free

An immaculate and stylish, two bedroom apartment, on the second floor of a sleek modern London Fields development. Outside you have two Overground stations within easy walking distance and a superb range of nightlife and amenities nearby.

Your door to door commute to Liverpool Street will take as little as quarter of an hour. It's only four minutes on foot to nearby London Fields station where you'll find direct Overground trains take you into the City in fourteen minutes or less.

REQUEST A VIEWING
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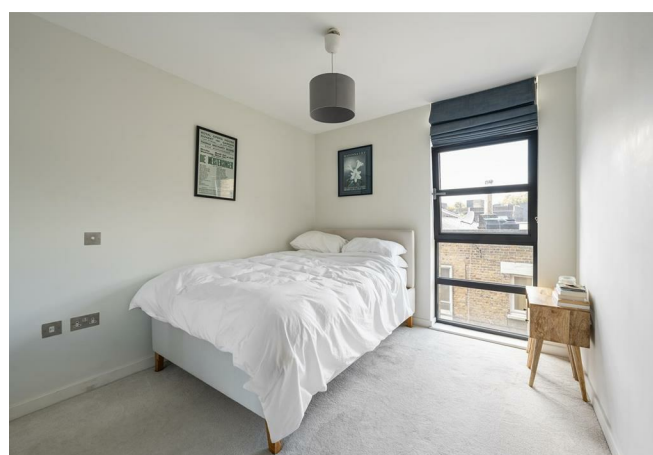
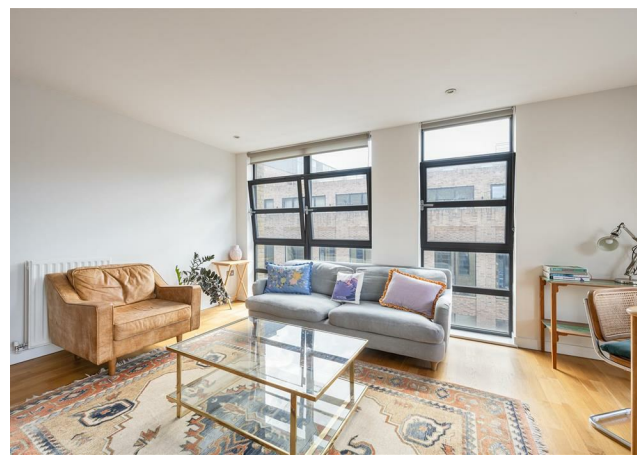
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IF YOU LIVED HERE...

Step inside for two generous double bedrooms just off the entrance hall. Both are decorated in soft, matt, neutral tones, with velvety pale carpet underfoot and large windows with rooftop views. The second, larger, principal bedroom also has a wealth of built in wardrobes. Back out in the entrance hall, there's some handy further purpose built storage and blonde engineered hardwood flooring leads you further down the hall to your bathroom.

In here, dark smoky cabinets and forest green paintwork contrast perfectly with glossy white metro tiling and vintage fixtures and fittings. There's a refreshing rainfall shower over the tub, a heated chrome towel rail and exquisite monochrome mosaic flooring. Your large, 380 square foot, kitchen, lounge and diner sits next door. Illuminated by a curved row of five triple aspect windows and with accent lighting for late at night. In your smart, dark blue and white kitchen you'll find smooth cabinetry, brass fixtures and fittings, integrated appliances and glossy splashback tiles.

Outside your modern development, there's a wealth of amenities at your fingertips. We'd recommend wandering along Mare Street for the shopping and cafe culture by day, and for intimate bars and restaurants at night. Two Palms and MOTH Club are both exciting live music venues, and there's a varied programme of live events at the famous Hackney Empire. To relax in open nature, stroll four minutes over to London Fields and roll out your picnic blanket or make use of the tennis and basketball courts.

WHAT ELSE?

- For delicious, wood fired, sourdough pizzas and some great plant based menu options, Burnt Mill Pizza is just a few minutes away on Mare Street.
- Green Papaya is an authentic, delicious Vietnamese cafe and diner that's only a two minute walk from your front door.
- An easy nine minute walk will take you to Hackney Central, where there are more direct Overground trains to Camden Town, Kew Gardens and Stratford.



A WORD FROM THE OWNER...

"This flat has been a home to me for a special 8 years. The area is second to none. Right by London Fields for lazy summer evenings. And 10 minutes from Broadway Market for chilled Saturday food and a long stroll. I did my morning 5k runs in Victoria Park. The floor to ceiling windows means you get light there all year round. It's bright but it's cosy and stays warm during the winter. Spacious open plan lounge and kitchen is the perfect set up for hosting dinner party's. And a second bedroom for family and friends and an office to work from home. There is a wide hallway which is always nice to come home to after work and greet your family. We re-decorated the bathroom to have a Soho House feel and is my favourite place to chill out for a candle lit bath. It's the perfect size to create a beautiful home in and I'm going to miss it so much!"

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