

Total Area: 65.5 m<sup>2</sup> ... 706 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only

Bedroom  
10'2" x 10'4"

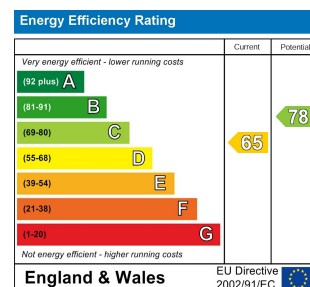
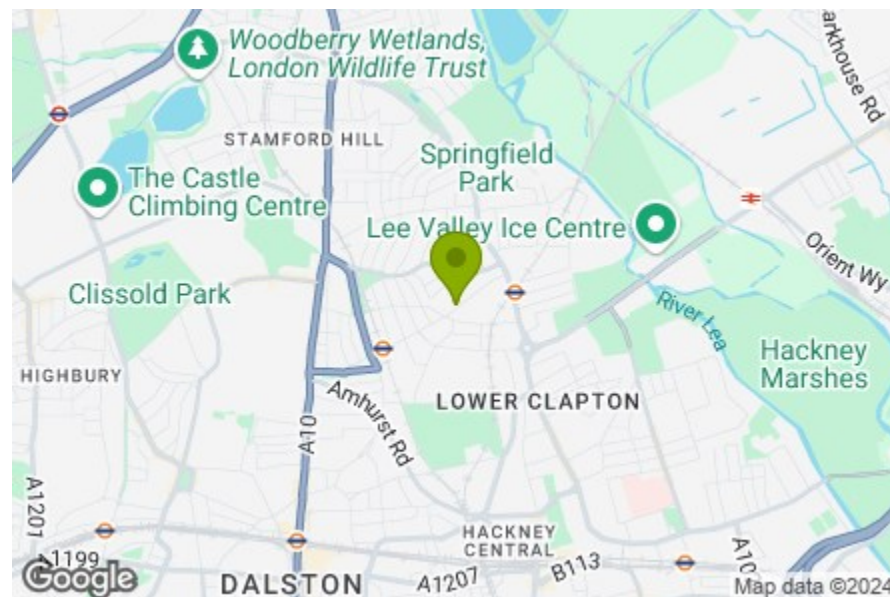
Kitchen  
7'8" x 13'4"

Reception Room  
16'4" x 10'11"

Bedroom  
12'5" x 10'11"

Bathroom  
7'6" x 8'5"

Garden  
29'7" x 10'0"



## EVERING ROAD, CLAPTON

### Offers In Excess Of £550,000 Leasehold 2 Bed Apartment



#### Features:

- Two Bedroom Apartment
- Ground Floor
- Refurbished Throughout
- Beautifully Presented
- Private Garden
- Moments Away from Clapton Station

A charming and immaculate two bedroom garden apartment, freshly refurbished throughout and sat on the ground floor of a modest, modern development just moments from Clapton Station. All within easy reach of Hackney's legendary nightlife.

As well as your private garden, your new home is sat among well maintained communal grounds, great for evening strolls and getting to know the neighbours.

REQUEST A VIEWING  
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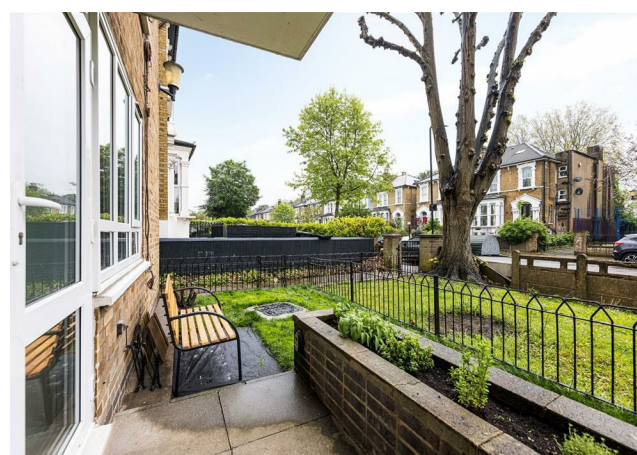
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IF YOU LIVED HERE...

You'll be stretching out in your 180 square foot lounge, pale ash engineered hardwood running underfoot and an oversized window filling the space with natural light, framing views of your garden and grounds. Step out here for a nicely secluded, lush lawn and raised brick planters. Back inside and your kitchen's a handsome affair, with timber worktops, vertical letterbox splashback and a Dublin sink.

Elsewhere your bathroom's especially striking, decked out with designer brass fixtures and fittings including heated towel rail and oversized rainfall shower over the tub. More vertical letterboxes run from tub to ceiling. Your bedrooms are both substantial doubles, with the 150 square foot principal sleeper looking out over the garden, while bedroom number two (currently in use as a study) features an integrated wardrobe.

Outside and, as noted, it's just five minutes on foot to Clapton station for direct thirteen minute runs to Liverpool Street and a door to door City commute of well under half an hour. Hackney Downs Park, London's coolest park, is just ten minutes' walk. Hackney's nightlife epicentre of Mare Street is just one stop on the overground or a twenty five minute stroll, for legendary spots like the Hackney Empire, Oslo, and the Hackney Picturehouse.

WHAT ELSE?

- The famous Crooked Billet gastropub is your new local, with a wonderful beer garden and delicious menu, it's been a longstanding local fixture for decades, a longevity that's well earned. Just five minutes on foot.
- Hop on a train at Clapton and it's just five minutes and two stops to Walthamstow Central for the Victoria line and Walthamstow Village.
- If you really want to lose yourself in nature, take the twenty minute stroll to Middlesex Filter Beds Nature Reserve and the wild greenery of Hackney Marshes beyond. You'll forget you're in London.



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  
HACKNEY BRANCH MANAGER

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