

Kitchen/Lounge/Diner
9'5" x 23'9"

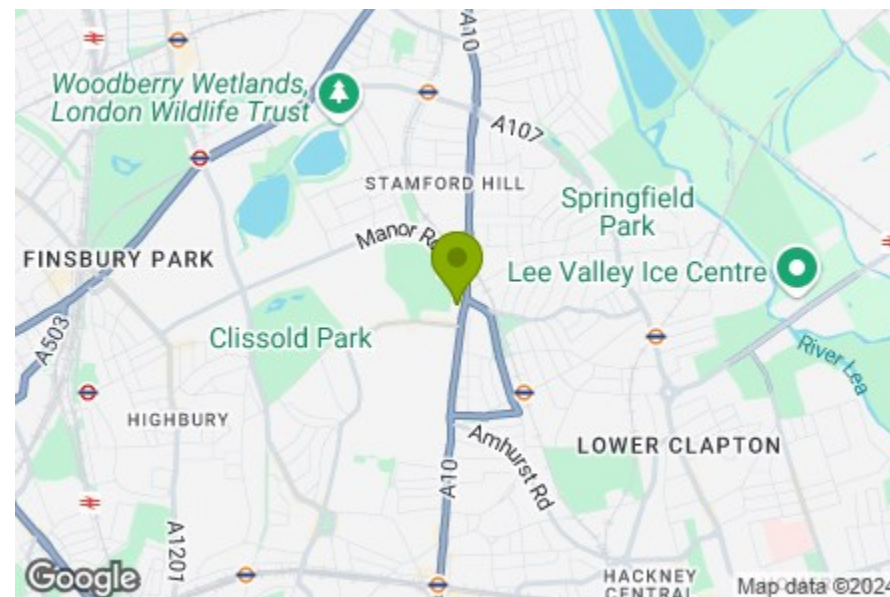
Bedroom
7'7" x 17'1"

Bathroom
7'3" x 6'2"

Storage

Total Area: 43.0 m² ... 463 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	81
(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	



WILMER PLACE, STOKE NEWINGTON

Offers In Excess Of £390,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Apartment
- Beautifully Presented
- Stoke Newington Church Street Location
- Residents' Gym
- Extra Communal Lounge
- Chain Free

A stylish and modern one-bedroom apartment with immaculate decor throughout, as well as a communal lounge and residents' gym.

It's all just ten minutes on foot from Stoke Newington station and the fantastic amenities of Stoke Newington Church Street. The chain-free status is a great bonus, too.

E11, E7, E12 & E15
hello11@stowbrothers.com
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

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

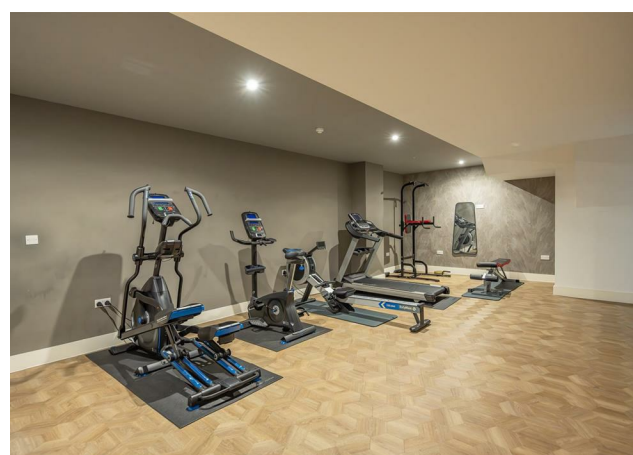
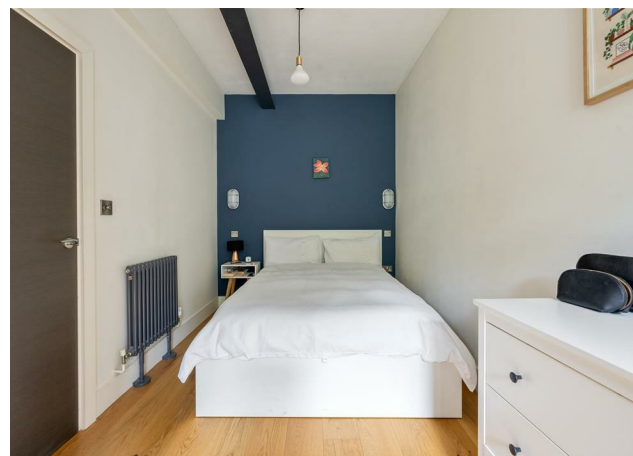
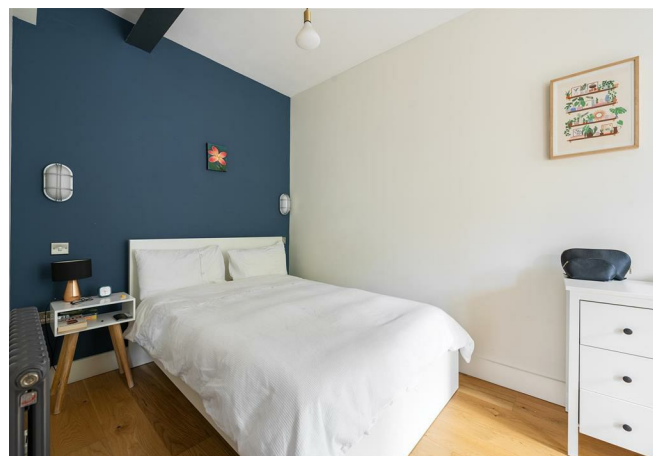
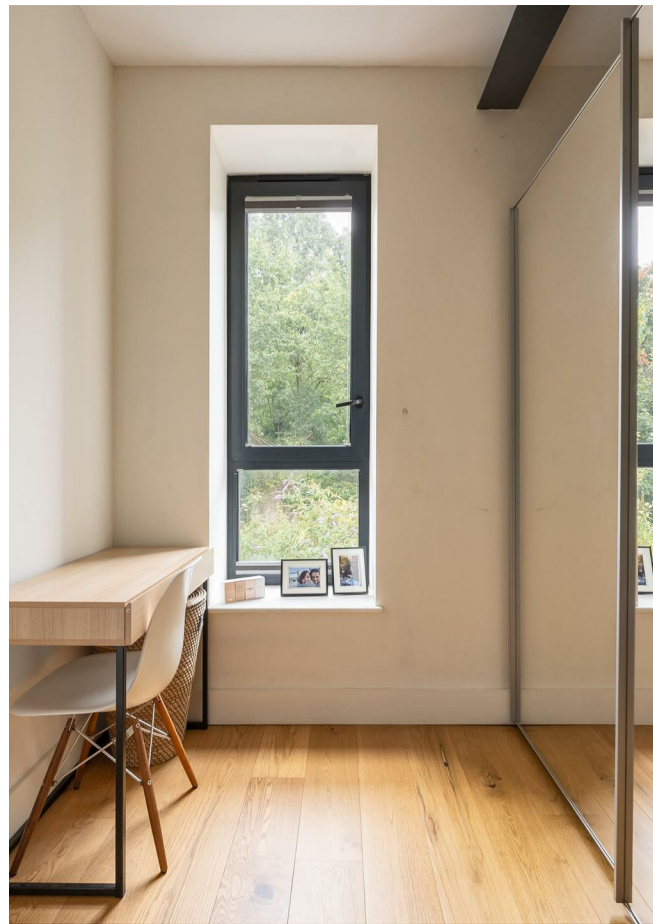
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0208 520 3077



IF YOU LIVED HERE...

Extra touches such as residents' gym and communal lounge sum up just how smartly designed this development is. It's all tailor-made for a busy, modern lifestyle, as is the apartment itself, with its immaculate decor and high quality fittings.

Your open plan kitchen/living area has glossy hard flooring sweeping the length, complete with sleek cabinets, integrated appliances and sparkling worktops.

The bedroom is just as plush, with a stylish deep blue feature wall, while the bathroom is immaculate, with contemporary fittings and an over-tub rainfall shower.

Outside and you're right in the heart of Stoke Newington's friendly community. Despite the village-y feel, Stoke Newington Overground will get you directly to Liverpool Street in 16 minutes. As your new home's just six minutes from the station, that's an impressively short commute.

Even closer to home you'll find Stoke Newington Church Street, home to a wonderful selection of pleasant pubs and eateries, such as the The Good Egg Neighbourhood Restaurant and Spence Bakery. Stores range from convenient chains to cute independents, so you've really got everything at your fingertips.

WHAT ELSE?

- A mile away, Springfield Park is home to a pond, playgrounds and tennis courts, as well as waterside strolls by the River Lea. Perfect for a morning jog, afternoon picnic or evening stroll.
- A six minute, three stop ride from Stoke Newington gets you to Hackney Downs, and the bustling, varied nightlife of one of East London's liveliest boroughs.
- Hop on the 73 bus to Angel, Islington for more fantastic amenities and the stores found around Upper Street (even if you're just window shopping).



A WORD FROM THE OWNER...

"This was our first home together and we had a very happy time here in Stoke Newington. We love the privacy of the flat. The view over the trees in the cemetery and the sound of birdsong in the morning and evenings.

The Abney Park Cemetery investment and redevelopment is a wonderful addition this year (2024) with beautiful walks at any time of year. The new cafe at the park entrance is a delight and the chapel is now open for events throughout the year. The local shops and independent boutiques and eateries on Church Street have always got something new to offer. Whole Foods and Harvest offer organic foods and some great dinner options and coffee. Lots of variety in local restaurants and cafes to work from if you are freelance or working remotely. There are lots of local pubs and bars to go to just a short walk away. The Three Crowns do an amazing Sunday Roast, the Jolly Butcher also have a vast number of beers and IPAs and a guest curry chef and Sunday Roast too. Clissold Park is a lovely running spot, with Finsbury Park just a little further. Open water swimming is also available at the West Reservoir Centre very close by. There is also a wonderful community vibe of the area with some people you see daily who will be happy to stop and have a chat."

REQUEST A VIEWING
0208 520 3077

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM