

Bedroom
12'3" x 11'8"

Ensuite

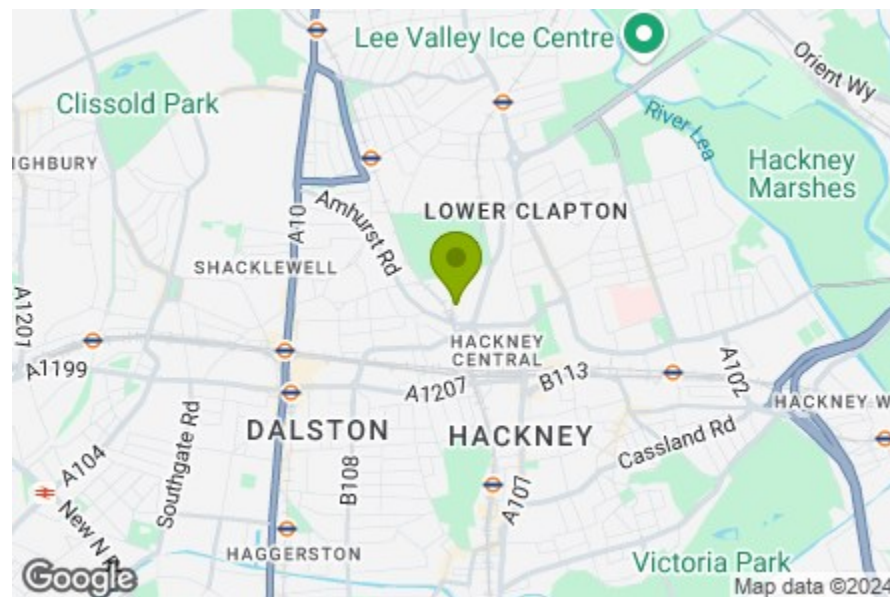
WC

Kitchen/Reception Room
14'11" x 11'5"

Cellar
6'5" x 4'11"

Garden
13'1"

Total Area: 37.8 m² ... 407 ft² (excluding cellar)
All measurements are approximate and for display purposes only.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(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



BODNEY ROAD, HACKNEY

Offers In Excess Of £380,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Apartment
- Ground Floor
- Chain Free
- Beautifully Presented
- Private Garden
- Moments Away from Hackney Downs Station

Located amongst the thriving action of Hackney Downs, surrounded by excellent amenities, transport links and a fair amount of green space, this one-bedroom apartment has been beautifully finished.

As well as the stylish interiors, there's a west-facing private garden, cellar space and bright open plan living space. It's on the market chain-free, too.

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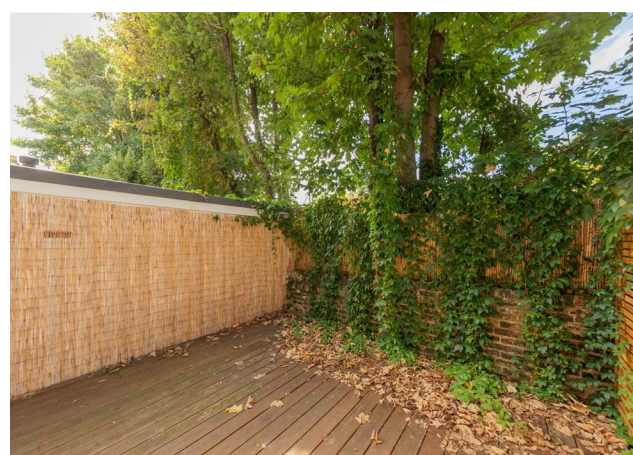
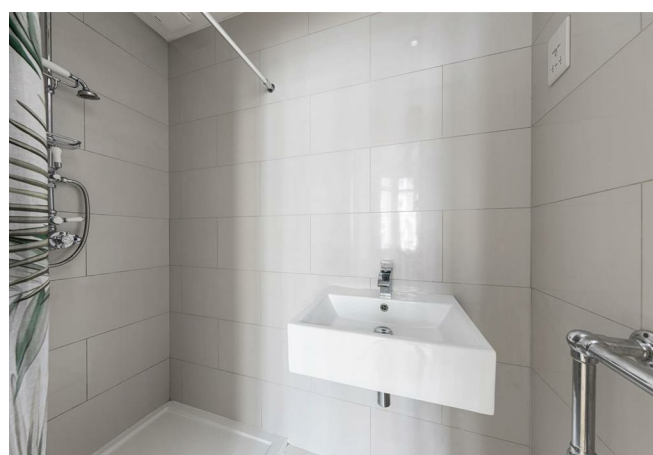
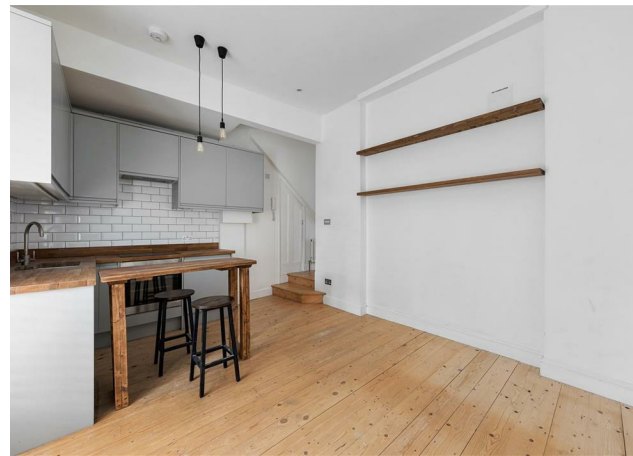
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IF YOU LIVED HERE...

Set on the ground floor of a period property, your 407 square foot home is bursting with traditional features, but it's the contemporary updates that will make settling in a breeze...

The open plan living space is full of natural light, and the kitchen area is sleek and modern, with smart units and integrated appliances. The breakfast bar does a fantastic job of dividing up the space without impacting the flow of light, so you can enjoy working, relaxing or socialising with ease.

The bedroom is just as smart, with neutral decor and in-built storage, as well as a contemporary ensuite shower room. The WC can be conveniently accessed via the hallway, where you'll also find the entry point to your cellar - brilliant for storage.

Your west-facing garden will be a fantastic addition of your living space. It's been brilliantly decked and it's west-facing, so when the sun is shining you'll love soaking up the rays.

As for beyond, this is a brilliantly thriving part of Hackney, with incredibly easy access to London Fields, Clapton and Victoria Park. Your local pub is the wonderfully iconic Pembury Tavern, while The Vincent is just as close and will be your go-to for brunch.

Only slightly further away you'll find Casa Fofa - a great spot for fine dining. Even meat eaters will love Temple of Seitan, a vegan restaurant ten minutes away.

Transport is plentiful in this area with some excellent bus routes nearby, including the 55 and 38 into central London, as well as Hackney Downs station very close by, which is served by the Overground.

WHAT ELSE?

- The Hackney Picturehouse cinema is just 10 minutes away on foot and has a brilliant selection of blockbusters and indies alike, as well as a great cafe bar. The legendary Hackney Empire is also nearby.

- Despite all the urban buzz, this area has a surprisingly large amount of green space. Hackney Downs Park is a stone's throw away, while London Fields is strolling distance, with its much-loved lido. Victoria Park is a short stretch further - and home to some internationally renowned festivals including All Points East Festival and Field Day.

- If you want to ramp up your nightlife, you'll be delighted to find that MOTH club and Oslo are close by - two excellent live music venues.



A WORD FROM THE OWNER...

"I bought the property back in September 2020 as a single professional female keen to live close to the bars and restaurants of Hackney. I lived there very happily for 3.5 years, taking advantage of the nearby Hackney Downs for runs and BBQs with friends, the very quick links into Liverpool Street for work and socialising and easy bus routes to nearby Islington, Stoke Newington and Stratford. I worked hard to improve the property over this time, with a full redecoration, upgrade of the garden space (new fencing and decking repairs), installation of shutters and custom built in wardrobes. The living room served comfortably as a living room/diner/place to work from home. I had a lovely sofa bed in there for when friends came to stay and changed the configuration to include a dining table for dinner with friends on more than one occasion. Next to the sofa bed I had a desk which meant I had dedicated working from home space at all times. The trees in the garden are owned by Network Rail and can be cut back at the request of the freeholder. I had this done whilst I lived there and the garden space was even more light and sunny! The cellar space was incredibly useful - I stored all of my ski equipment, hiking gear, cleaning products, Hoover etc - this was super beneficial as it meant I didn't need to have anything on show in the flat and could keep the space minimal and tidy. The bedroom is a lovely big space which housed a full king size bed and an ottoman. The big bay window let in lots of light and the high ceilings make the room feel calm and spacious. Also the additional storage above the bathroom was the perfect place to put stylish trunks for all my out of season clothes and shoes. This was the perfect first home for me, and the only reason I left was to be closer to family after having a baby!"

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