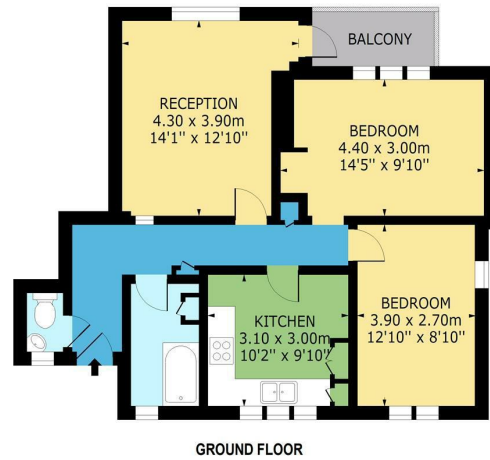


**Elderfield Road, E5**  
Approx. Gross Internal Area 710 Sq Ft - 65.96 Sq M  
Approx. Gross Balcony Area 35 Sq Ft - 3.25 Sq M



Reception  
14'1" x 12'9"

Balcony

Kitchen  
10'2" x 9'10"

Bedroom  
14'5" x 9'10"

Bedroom  
12'9" x 8'10"

Bathroom

WC

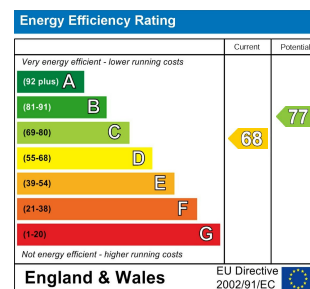
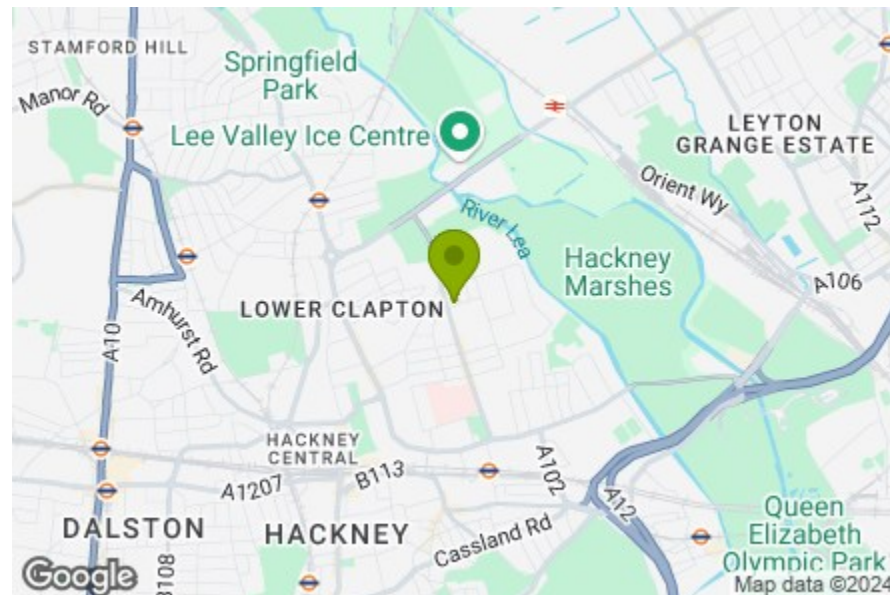
THE STOW BROTHERS

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



ipaplus.com

Date: 16/9/2024



## ELDERFIELD ROAD, HACKNEY

Offers In Excess Of £475,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedrooms
- Beautifully Presented
- Ground Floor
- Private Terrace
- Communal Gardens
- Moments from Millfields Park
- Short Walk to Homerton Station

A bright and beautifully finished two-bedroom apartment set on the ground floor of a purpose built development in Homerton, a short stroll from the buzzing amenities of Chatsworth Road. This enviable position means you've got as much access to sprawling nature as you have buzzing bars and eateries, while public transport is also excellent, putting you in easy reach of the whole capital.

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0203 369 6444

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0203 397 9797

**E18 & IG8**  
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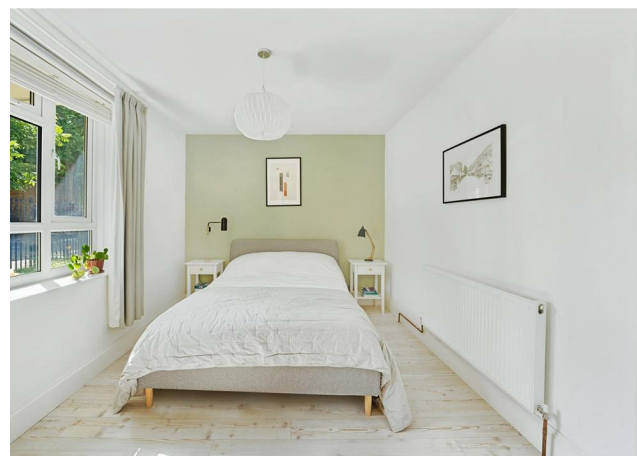
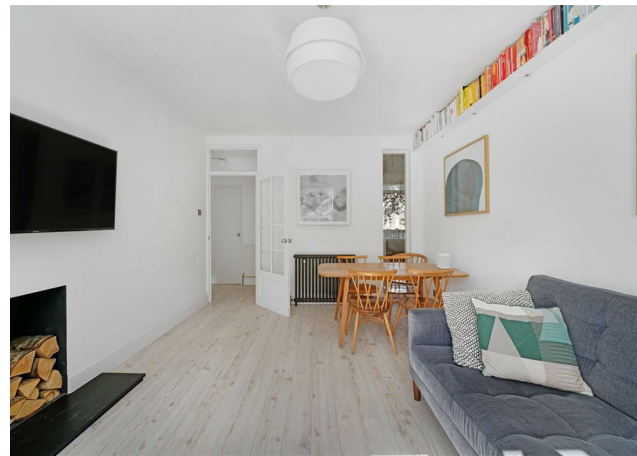
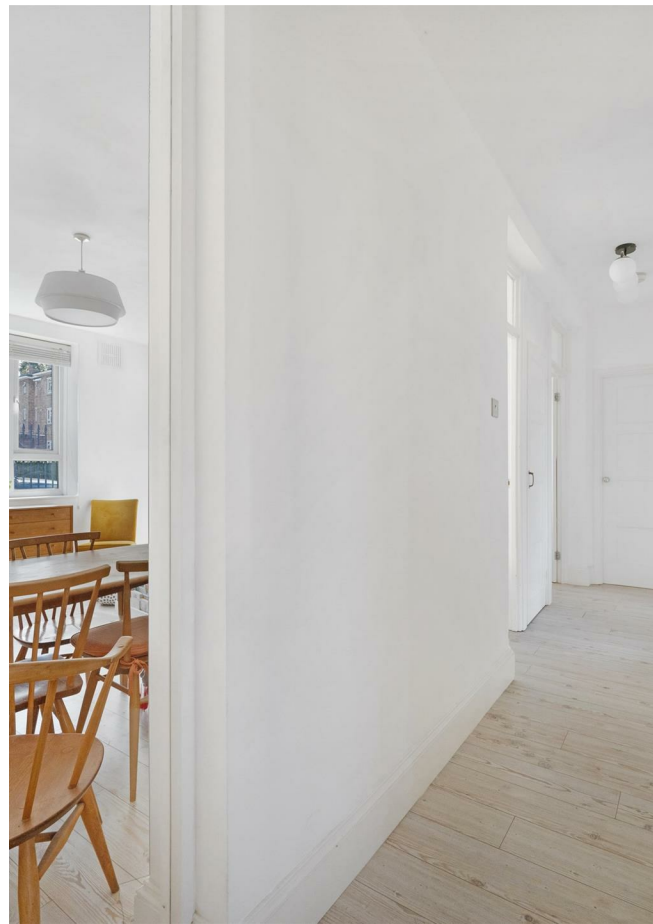
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#### IF YOU LIVED HERE...

With 710 square feet of internal space, this is a home with impressive proportions, as well as a timeless design both inside and out. Due to its immaculate finish and generous windows, the reception room has a bright and brilliant feel. You'll love the charming features such as the custom shelving and fireplace alcove. There's plenty of room for working or socialising, and the separate kitchen will be extra convenient, especially with its modern appliances and stylish features such as the butler basin and shaker-style units.

Both bedrooms are spacious with more considered decor and handy storage solutions. The bathroom is stunning, with glossy metro brick tiling and stylish copper pipework, which contrasts beautifully with the black fittings.

On warmer days, enjoy the south-facing private terrace, or make the most of your communal gardens while getting to know the friendly neighbours.

As for the area, while Elderfield Road is leafy and residential, you've got some of East London's top rated amenities right on your doorstep - in fact, Chatsworth Road is so popular, it attracts visitors from across the capital and

beyond. You've even got one of London's coolest movie theatres, the Castle Cinema, mere minutes away - grab a drink at the bar there and enjoy one of the latest flicks without worrying about the schlep home. Or take a short stroll to Lower Clapton Road, where you'll find even more action, from the dim sim institution My Neighbours the Dumplings to the much lauded Vietnamese Hai Cafe. As well as these much-loved haunts, you'll find exciting new ventures constantly cropping up and keeping you on your toes, so exploring will never get boring.

#### WHAT ELSE?

- Despite all the urban buzz, this area has a surprisingly large amount of green space. As well as Millfields Park and Hackney Marshes, Victoria Park is accessible on foot, and home to some internationally renowned festivals including All Points East Festival and Field Day.

- Transport is plentiful in this area with some excellent bus routes nearby, as well as Homerton station, which is served by the Overground route, where you can easily access the tube at Stratford or Highbury and Islington.

- You've got a brilliant choice of local takeouts, but surely unpacking calls for a delivery from Yard Sale Pizza - one of our favourites.



#### 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  
E18 BRANCH MANAGER

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