



Reception
13'1" x 15'7"

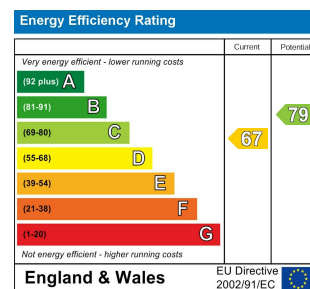
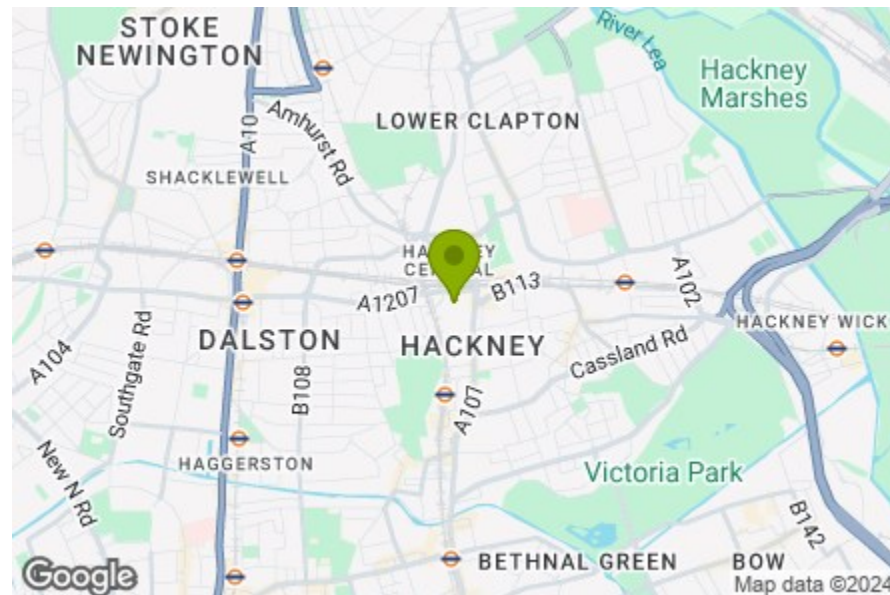
Kitchen
8'7" x 13'10"

Bedroom
8'2" x 13'11"

Bathroom

Total Area: 50.3 m² ... 542 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.



SYLVESTER ROAD, HACKNEY

Offers In Excess Of £450,000 Leasehold
1 Bed Flat



Features:

- Lovely One Bedroom Apartment
- Second Floor
- Beautifully Presented Throughout
- Naturally Bright
- Just Under 550 sq.ft
- Hackney Central Location

Located amongst the buzzing action of Hackney Central within a timeless mansion block, this one-bedroom apartment has been artfully finished, with beautiful design flourishes throughout and an abundance of natural light thanks to the large windows and second floor positioning.

You probably don't need reminding of the fact that the amenities and transport links around this part of London are top-class, too.

REQUEST A VIEWING
0208 520 3077

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

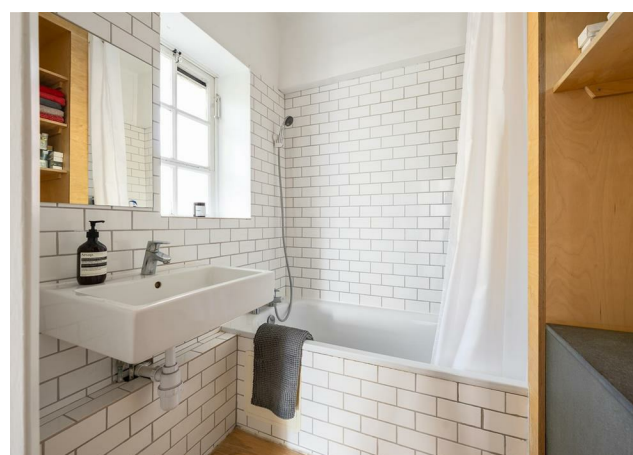
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

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



IF YOU LIVED HERE...

Coming in at just under 550 square feet, the layout of this apartment has been incredibly well planned, offering a surprising amount of space, as well as high ceilings and those fantastically solid walls that this era of mansion block is celebrated for.

The reception is full of natural light which perfectly showcases the neutral walls and engineered flooring. You'll love the little design touches such as the exposed brickwork, which separates the reception room from the kitchen, allowing light to flow throughout while still maintaining two separate areas. The kitchen has traditional features, such as the fireplace alcove, which balance beautifully with the modern updates like the metro brick tiling and ply carpentry. There's space for a table, too, so hosting will be a joy.

The bedroom is just as stylish, with more neutral decor and bespoke carpentry. The modern bathroom has been just a masterfully designed, with floor to ceiling metro brick tiling and more custom ply, and the separate WC will be convenient.

Sylvester House boasts a large south facing community courtyard for the benefit of all residents to relax in and enjoy. It's landscaped and managed by the tenants and residents association (TRA) and they welcome all residents to partake in regular gardening and maintenance.

As for beyond, this is a brilliantly thriving part of Hackney, with incredibly easy access to London Fields, Clapton, Dalston 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. A similar distance away you'll find Casa Fofo - a great spot for fine dining. Even meat eaters will love Temple of Seitan, a renowned vegan restaurant five 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 Central station, which is served by the Overground, being exactly 100m from the flat and less than a 5min walk.

WHAT ELSE?

- The Hackney Picturehouse cinema is just four 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. 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 have owned the flat for nearly 13 years and is currently the longest place that I have ever lived, slightly longer than my childhood home in the northern suburbs of Melbourne. I enjoy the location and the overall look and feel of the building and my flat. I am an architect and have remodeled the whole interior over 3 stages from 2011 to 2019 to a high specification including: joinery, lighting, sanitaryware and appliances. The flat is only one of two flats in Sylvester House which benefits from three aspects. I have glazing on three sides and benefit from a sun filled flat with light coming from the east (bedroom and kitchen) south (kitchen and living room) and west (living room). I have recently repainted my flat and (as you will see from viewing it) you will not have to undertake any refurbishment or upgrade works. Flat 69 Sylvester House is ready to live in."

REQUEST A VIEWING
0208 520 3077

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM