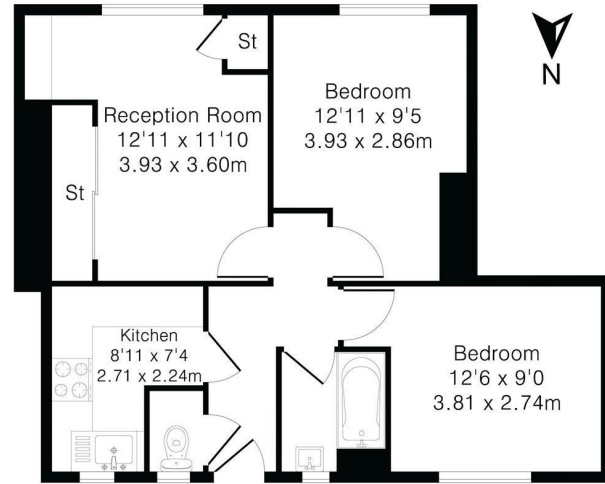
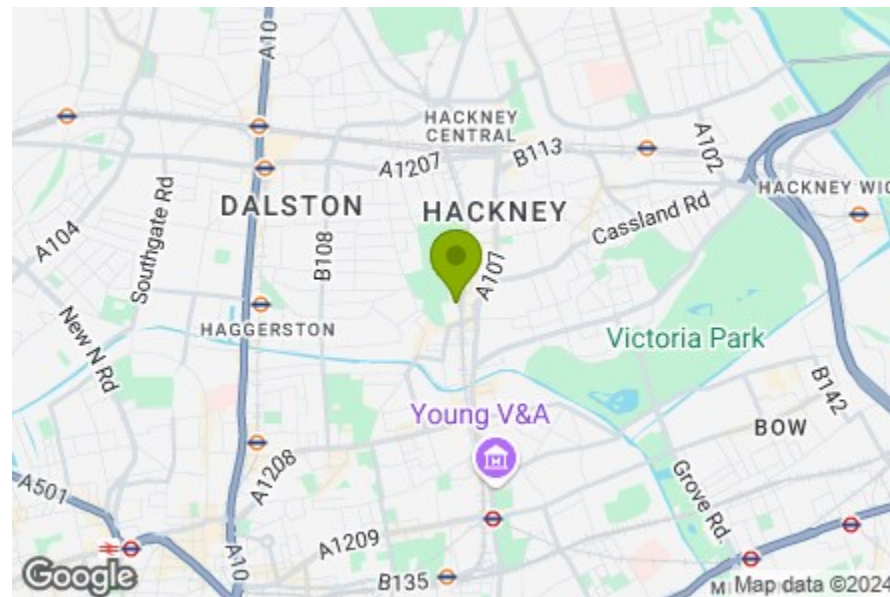


Approximate Gross Internal Area 538 sq ft – 50 sq m



Second Floor

- Kitchen
8'10" x 7'4"
- Reception Room
12'10" x 11'9"
- Bedroom
12'10" x 9'4"
- Bedroom
12'5" x 8'11"
- Bathroom
- WC



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	77
(69-80) C	81
(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



WARBURTON STREET, HACKNEY

Offers In Excess Of £450,000 Leasehold
2 Bed Apartment



Features:

- Two Bedroom Flat
- Beautifully Presented
- In the Heart of London Fields
- Second Floor
- Chain Free

This bright and brilliant two-bedroom apartment has been beautifully designed and sits in the heart of Hackney, moments from London Fields and all the wonderful amenities around it, including great transport links.

Coming in at 538 square foot, it packs in plenty of space, with excellent second floor views. It's on the market chain-free, too.

REQUEST A VIEWING
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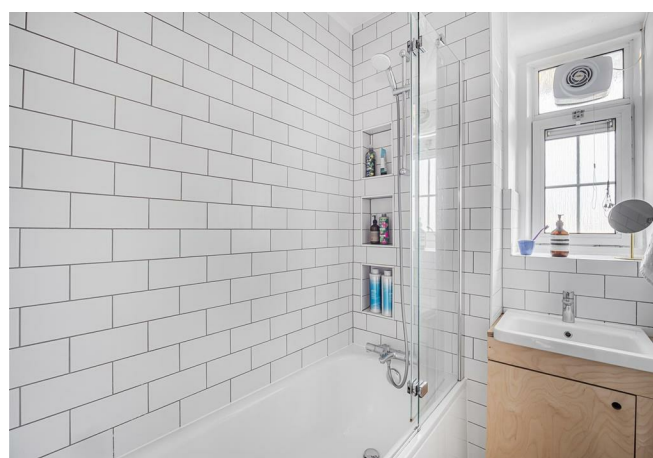
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IF YOU LIVED HERE...

You've hit the jackpot with your amazing Hackney postcode - you're surrounded by absolutely iconic destinations, from London Fields to the fabulous eateries of Broadway Market. While these unrivalled amenities will keep you busy, relaxing at home will be one of your favourite pursuits - it's all been beautifully finished and ready for you to enjoy.

If you work from home, you'll appreciate the smart set up of the bright reception room - there's a cleverly designed storage area as well as custom shelving. The separate kitchen will be a real convenience, with its smart cabinets, glossy tiles and open shelving.

The bedrooms are just as immaculate, with more polished decor. Finally, the bathroom has been beautifully designed with an over-tub shower, clever alcove storage within the glossy tiling and spotless fittings. The separate WC will be another convenience.

As for beyond, this is a brilliantly thriving part of Hackney, with incredibly easy access to London Fields. Make your moving in celebration treat dinner at Brat x Climpson's Arch and then finish off with a cocktail at Night Tales Loft within Neil House.

The Hackney Picturehouse cinema is just a short distance 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.

Transport is plentiful in this area with some excellent bus routes nearby, including the 55 into central London, as well as London Fields station, which is served by the Overground. If you have the time and energy, it's a really pleasant walk into the city via Brick Lane.

WHAT ELSE?

- Despite all the urban buzz, this area has a surprisingly large amount of green space. As well as London Fields, Victoria Park is only a short stroll away, and home to some internationally renowned festivals including All Points East Festival and Field Day.
- You've got two fantastically unique but entirely different markets within a short walk: Broadway Market and Mare Street Market. Start the day with a coffee at the former and finish with a pint at the latter.
- 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...

"We've lived in the flat for 14 years and really love it and have now outgrown it. Its south-facing unobstructed views out across to the city skyline mean it's always light, bright and sunny and gives the flat a feeling of spaciousness. The two back rooms are great spots to sit and work from or just to watch the weather rolling in and the city lighting up at dusk. The location is brilliant and really has everything. Great cafes, bars, restaurants, schools, transport links, the Lido, Tennis courts etc. We love the greenery of being right on the park with no through traffic and hearing the birds and we have enjoyed having an allotment in the communal garden. There's a strong sense of community here, people are friendly and supportive and the TRA organises community events a couple of times a year. I've always felt safe and it's brilliant to be able to stroll home from the local nightlife or get to and from town easily from the overground and buses at the end of the road. It's quick and cheap to heat in winter and the wooden floors and white walls feel fresh and uncluttered."

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