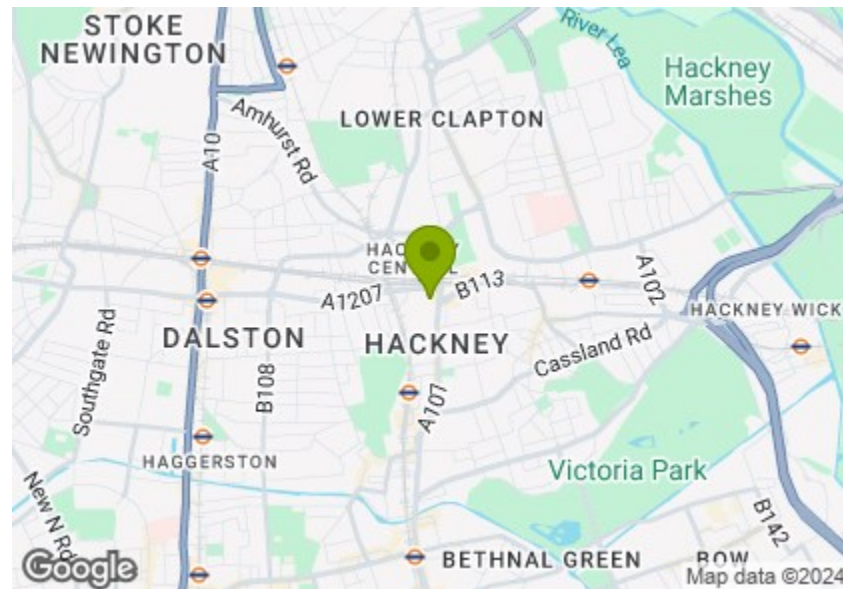




Total Area (Excluding Terrace): 103.1 m² ... 1110 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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		
(81-91)	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	



SYLVESTER PATH, HACKNEY

Offers In Excess Of £850,000 Leasehold 4 Bed House



Features:

- Four Bedroom House
- Three Bathrooms and WC on Ground Floor
- Arranged Over Three Floors
- Beautifully Presented
- Hackney Central Location
- Chain Free

A beautifully presented, four bedroom, three bathroom family home. Arranged over three floors, with a large open plan kitchen and living area plus a spacious outdoor terrace. All just moments from Hackney's famous nightlife of Mare Street.

Your nearest Overground station is Hackney Central, only five minutes away on foot, where direct trains run through to Camden Road, Stratford and Shepherd's Bush.

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E17 & E10
hello17@stowbrothers.com
0203 397 9797

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hello18@stowbrothers.com
0203 369 1818

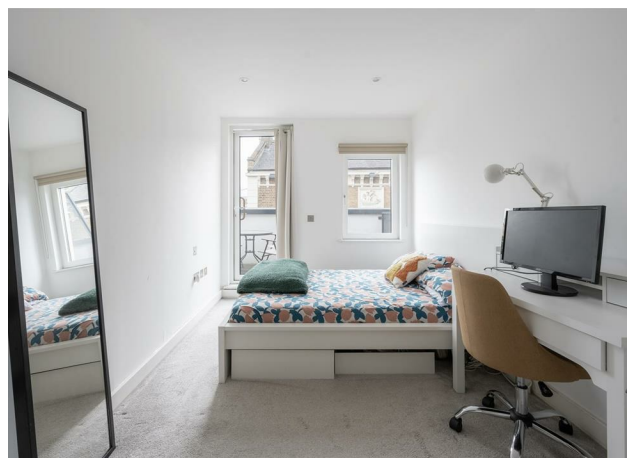
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IF YOU LIVED HERE...

You'll step through your front door into a wonderfully bright, 315 square foot, open plan living area. Blonde, engineered hardwood runs underfoot and the modern kitchen area is an artful arrangement of crisp white and bold red cabinets, smoky grey countertops and splashbacks, and sleek stainless steel integrated appliances. There's a convenient, stylish, ground floor WC to the rear of your kitchen and some extra purpose built storage space in the stairwell.

On the first floor, your vast principal bedroom has 165 square feet of floorspace, all lined with plush, pale grey carpet, and a generous custom made wardrobe. Your adjoining en suite is a luxurious, earthy toned shower room with a substantial stroll in shower, chrome heated towel rail and a modern white suite that includes a concealed cistern and vessel washbasin. Your second double bedroom has more of that velvety carpet underfoot and, just across the landing, your gorgeous family bathroom is equally as luxurious, with a shower over the double ended bathtub.

On the first floor landing, there's more handy purpose built storage space and stairs lead you up to the second floor, where there's another built in cupboard on the landing. Up here, you'll also find your third and fourth double bedrooms, both with access to that private, decked terrace with rooftop views. Both bedrooms feature more pale, smoky grey carpet and the larger sleeper comes with another stylish en suite shower room, all decked out in slate grey floor tiles, pale grey oversized wall tilework and with another modern, pristine white suite and sizeable stroll in shower.

Your new local will be the Old Ship, opposite your front door. A welcoming, traditional pub with outdoor seating and a mouth watering food menu. Along Mare Street, there's a wonderful selection of bars, restaurants and live music venues, from the exquisite North Vietnamese plates at Green Papaya, to the exciting live music events at MOTH Club and Two Palms. You can be out in the open, natural, greenery of London Fields in just seven minutes on foot. In this Green Flag award winning park, you'll find two children's playgrounds, a wildflower meadow, outdoor gym, cafe and the famous London Fields Lido - an Olympic size, heated outdoor swimming pool.

WHAT ELSE?

- There's an endless choice of primary and secondary schools in your local area, with forty located within a mile of your home. The Urswick Secondary School and Morningside Primary are the closest, both less than a quarter of a mile away.
- At the Hackney Empire, at the end of your road, you can see the latest, groundbreaking theatre productions and take part in community choirs and creative youth projects.
- Just a few minutes away, on Graham Road, you'll find Tome Records. One of the few remaining independent record stores in London. Here, you can rummage through the new and used vinyl or trade in your old record and cassette collections.



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
HACKNEY BRANCH MANAGER

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Kitchen/Lounge/Diner
12'1" x 26'8"

Bathroom
5'6" x 7'0"

Storage

Bedroom

WC

8'3" x 10'2"

5'2" x 4'1"

Bedroom

Bedroom

8'2" x 4'5"

7'8" x 14'11"

Terrace

Bedroom

8'11" x 19'3"

17'1" x 6'2"

Ensuite

4'3" x 7'1"

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