



CHATSWORTH ROAD, HACKNEY

Offers In Excess Of £850,000 Leasehold 2 Bed Apartment - Conversion



Features:

- Split Level Two Bedroom Apartment
- Utility Room and Downstairs WC
- Principle Suite with Built in Wardrobes
- Stunning Reception Opening to the Private Garden
- Built-In Storage
- Beautifully Presented Throughout
- Potential to Extend into the Side Return (STPP)
- One Minute Walk from Millfields Park
- Over 1100 sqft
- Large Loft Space Above the Rear Bedroom

Arranged over two floors, this architecturally stunning two-bedroom home sits in an enviable spot in the heart of Clapton, with easy access to Millfields Park and Hackney Marshes, as well as public transport.

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

REQUEST A VIEWING
0208 520 3077



REQUEST A VIEWING
0208 520 3077

IF YOU LIVED HERE...

Thanks to its pristine condition, you can instantly welcome friends and family into your beautiful 1100 plus square foot home. You'll love how the property stays true to its roots with the considered colour palette and original features, yet the architectural lines bring a real sense of modernity. It's full of pleasing surprises, with design wizardry ensuring that light pours into every nook - and that every inch of space is optimised for storage.

Head down from your entrance to the lower ground floor, where you'll find your stunning dining room, lounge and kitchen, all gloriously open plan in style with light flowing throughout. The layout has been perfectly planned, allowing residents to effortlessly balance all aspects of life, whether it's relaxing in the lowered area at the front, kitted out with glorious bespoke seating, or dining at the heart of the space, where you'll find striking parquet flooring and period features such as the fireplace. There are stylish touches throughout, such as the column radiators, and the decor is immaculate.

At the rear, the kitchen is just as stunning, with stylish units and integrated appliances - and you'll really appreciate the separate utility and WC. Head through the unique stained glass door to the garden, which is bursting with leafy foliage - and just beckoning for BBQ season.

Head up to the ground floor for your two pristine bedrooms. The master is particularly

special, with some exceptionally designed in-built storage that doubles up as a dressing area/partition door. The family bathroom is just as lovely as you'd hope, with sage green walls and glossy white tiling.

As for the area, while this part of the street is residential, you only have to travel a few blocks down for some of East London's top rated amenities. 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, seven minutes away. Right next to it, you'll find the Hackney branch of beloved grocery store, Eat 17. 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 0.7 miles away, 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
HACKNEY BRANCH MANAGER

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0208 520 3077

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



Lounge
15'10" x 15'5"

Storage

Dining Room
16'9" x 11'5"

Kitchen
10'9" x 11'3"

Utility

WC

Bedroom
10'11" x 23'7"

Bathroom
6'6" x 7'1"

Bedroom
10'10" x 8'0"

Garden
20'8" x 17'2"



REQUEST A VIEWING
0208 520 3077

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM