

Front Patio  
26'2" x 7'2"

Kitchen  
7'6" x 8'8"

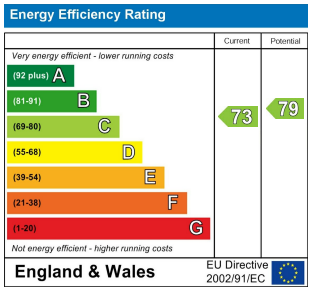
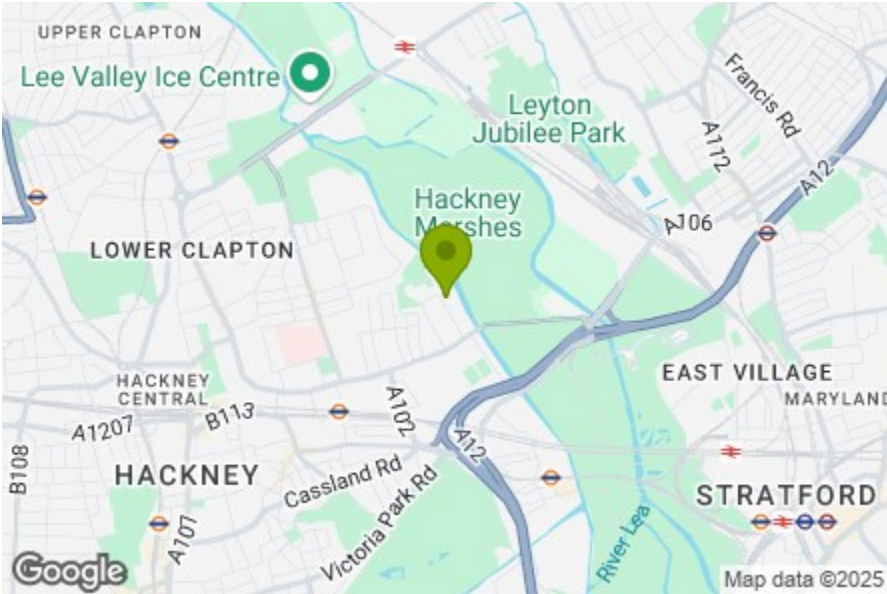
Reception Room  
11'6" x 12'4"

Bedroom  
8'7" x 12'9"

Bedroom  
11'4" x 8'8"

Bathroom  
4'4" x 5'4"

Rear Garden  
20'8" x 13'5"



## HOMERTON ROAD, HACKNEY

£399,999 Leasehold  
2 Bed Flat



### Features:

- Two Bedroom Flat
- Private Garden
- South West Facing
- Moments Away from Hackney Marshes
- Moments Away from Chatsworth Road

This well-sized two-bedroom ground floor flat offers 532 sq ft of thoughtfully arranged space in a quiet residential block. One of its standout features is the private southwest-facing garden—your own sunny spot to unwind or entertain. Tucked away in the heart of Homerton, you're just a short stroll from the energy and charm of Chatsworth Road, with its great mix of independent cafes, bars, and shops.

You'll also be perfectly placed for weekend wanders or commutes by bike, with Hackney Wick, Victoria Park, the Marshes, and Westfield Stratford all within easy reach. Families will appreciate the range of highly rated local schools, making this a well-connected, comfortable place to put down roots.

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#### IF YOU LIVED HERE...

Step through your front door and you're welcomed by a central hallway that leads you between a convenient WC to your left and a stylishly finished bathroom on your right. The bathroom features a full-length bath with a shower overhead and a sleek concertina-style glazed screen, finished with black fixtures and warm terracotta floor tiles. A vanity-mounted sink adds both form and function, offering a touch of storage without clutter.

The U-shaped kitchen has been cleverly arranged to make the most of space, offering plenty of storage and work surface. Clean white cabinetry and metro-tiled splashbacks contrast beautifully with thick wooden countertops, creating a calm, practical environment for everyday cooking.

Warm wood flooring flows throughout the home, bringing continuity and warmth to each room. At the heart of the flat is a generous 145 sq ft reception and dining space, accessed via a glazed panel door that allows extra light to flood in. South-facing windows keep the room bright all day, and built-in shelving in each alcove is ready for your books, photos or favourite pieces.

Step outside into a spacious 278 sq ft private garden—fully enclosed with wooden fencing for privacy. It's a quiet, sunny spot perfect for relaxing, gardening, or sharing

a meal with friends.

Both bedrooms are doubles, light-filled and finished in neutral tones. There's plenty of room for wardrobes, and the same rich flooring continues here too, giving the whole home a consistent, ready-to-move-in feel.

A great option for first-time buyers or those seeking a smart rental investment.

#### WHAT ELSE?

If you want a taste of Homerton's past, Sutton House is the place to start. This stunning Tudor manor, built for one of Henry VIII's courtiers, has somehow survived centuries of change and is now run by the National Trust. Homerton is packed with creativity, community spirit, and some seriously good places to eat and drink. The Adam & Eve is a stylish pub serving craft beers, cocktails, and all the good vibes, while The Spread Eagle proudly claims the title of London's first 100% vegan pub—proving that you don't need meat to have a proper East End knees-up. Homerton Station Overground on the Midmay Line is 0.5 miles walk away, taking you to Stratford in two stops to pick up the Central Line for easy access into the West End.



#### A WORD FROM THE OWNER...

"This was our second home as a young family and we loved having the lovely outdoor space here while our 2 daughters were very little. In that time we had a new kitchen put in, then rented it to young professionals for the last 8 years. The bathroom is now freshly renovated too. As you can see, the flat is really bright and airy and the bedrooms are a good size. The outdoor space is brilliant and right opposite a community garden, which means there's plenty of sun and light, and there are no overlooking properties. Perfect for BBQs! There's plenty of private space at the front to have a shed or secure bike store. Our next-door neighbour is friendly and also keeps her home in great nick. The entrance is completely private - no lifts or communal spaces. The location couldn't be better - only 10 mins' walk from Chatsworth Road, with a plethora of restaurants and bars, independent cafes, delis and shops - it even has The Castle, a beautifully restored independent, crowdfunded community cinema and bar. I highly recommend Dovetail (cocktail bar), The Spread Eagle (Vegan Mexican Pub) and Venerdi (Italian restaurant) on Chatsworth Road. London Fields with its gorgeous outdoor lido, Victoria Park, Hackney Downs and Hackney Wick are all within close walking distance. You can access the canals (10 mins walking) and this is great for weekend walks or cycles to the Walthamstow Marshes, the wetlands or even up to Angel! We will be sad to let this flat go, but our babies are almost teenagers and it is time for us to move on. I hope that you enjoy this lovely flat and incredible location as much as we have."

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