

SECOND FLOOR

Total Area: 68.2 m² ... 734 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.

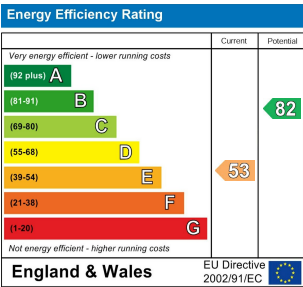
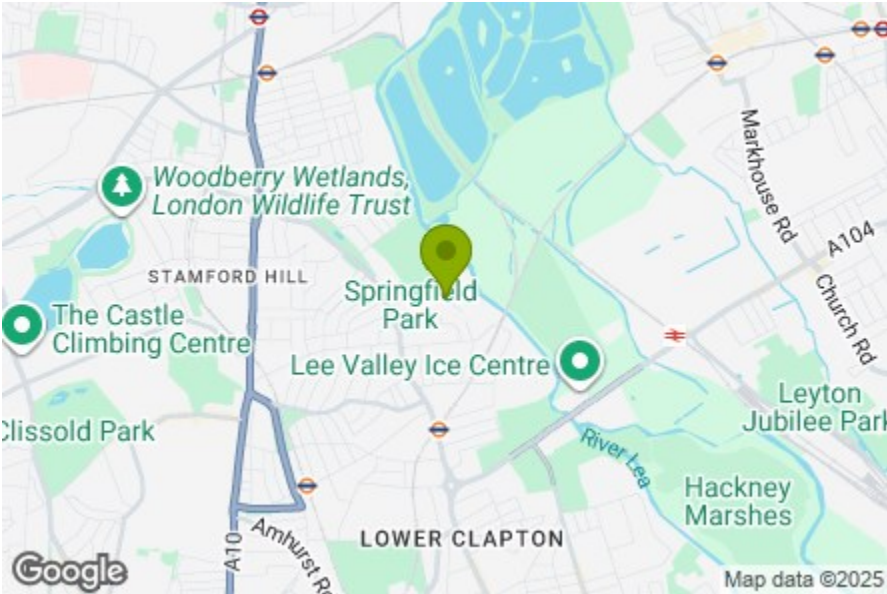
Reception
17'6" x 13'9"

Kitchen
9'6" x 8'5"

Bathroom
7'0" x 8'5"

Storage

Bedroom
13'6" x 18'7"



SPRINGFIELD, CLAPTON

£390,000 Leasehold

1 Bed Apartment

Features:

- One Bedroom Apartment
- Beautifully Presented
- Second Floor
- Over 700 sq.ft
- Lovely Views
- Moments Away from Springfield Park
- CASH BUYERS ONLY

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This beautifully presented one-bedroom apartment occupies the second floor and offers over 700 square feet of bright, airy living space. The generous proportions flow seamlessly throughout, creating a wonderful setting for both relaxation and entertaining. Large windows frame lovely views, enhancing the sense of light and openness. Just moments from the wide open spaces of Springfield Park, the location combines peaceful surroundings with excellent amenities close by. With its thoughtful layout, appealing atmosphere and attractive outlooks, this is a superb opportunity for those seeking comfort and style in a desirable setting.



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

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IF YOU LIVED HERE...

Ascending to the second floor, you're welcomed by a bright, airy hallway where soft neutral carpeting and a charming white balustrade set a warm tone. Overhead, a skylight draws in natural light, enhancing the sense of space and openness throughout this thoughtfully arranged interior. There is also convenient loft access via a dropdown ladder, offering generous storage for larger items.

The reception room is generous and filled with natural light, with wide sash windows framing rooftop views and bathing the space in sunshine. Crisp white walls provide a versatile backdrop, offering the perfect setting for both dining and relaxation. From here, the kitchen is reached via a gentle step up – a well-proportioned room with twin sash windows. The clean-lined cabinetry is complemented by rich tiled splashbacks and stone-toned flooring, providing a warm and practical space for cooking and entertaining.

The bedroom impresses with superb proportions and soft natural light that streams through the sash windows. Fresh white walls and a thick all-wool carpet combine to create a calm, restful atmosphere, while subtle architectural details add charm and interest.

Completing the layout is a wonderfully light-filled bathroom. Twin sash windows invite in daylight, while a striking geometric tiled floor pairs elegantly with crisp white

wall tiles, delivering a fresh, airy feel. A generous bath promises a relaxing soak, and a large built-in storage cupboard provides useful concealed space.

The surrounding area offers a wonderful balance of green spaces and vibrant local spots. Springfield Park is right on the doorstep, with its popular café, tennis courts and green space providing the perfect setting for a stroll or morning coffee. Just beyond, the River Lea winds its way through the landscape, leading to the wide expanses of Lee Valley Park and Walthamstow Marshes – ideal for walking, cycling or simply enjoying nature. For a friendly local pub, The Crooked Billet offers a warm atmosphere, good food and a great spot to unwind with friends. A little further, Stoke Newington Church Street brims with independent cafés, welcoming pubs, restaurants and boutique shops, adding to the area's lively character.

WHAT ELSE?

Clapton Station is around 10 minutes away on foot, providing quick and convenient links to Liverpool Street and central London. Local bus routes add to the excellent connections, taking you towards destinations such as Hackney, Stoke Newington, and Shoreditch. With reliable transport options and the tranquillity of nearby green spaces, this location offers the best of both worlds – a peaceful setting with the capital's energy close at hand.



A WORD FROM THE OWNER...

"I have called this flat my home for many years. I have followed the play of light as the sun comes up in the bedroom, travels to the living room in late morning and settles into a rich glow in the kitchen in the evening. It has windows out towards Walthamstow Marshes and the trains and weather fronts can be followed from a birds eye view. Yet the street life flows out past the front of the house. It is maybe now a special street where children can still safely play. People look out for each other. There are the sounds of birds out the window, the voices of children on their way to school and of course the odd passing beat box. Springfield Park is a beautiful shared green space with so many people from so many corners of the world. There are the characters, the dog-walkers, the early morning quiet and the summer picnics. Then there is the view, stretching for miles and miles- a sense of freedom through and beyond this one bedroom flat that seems to expand outwards without limit. I have wanted to stay here year after year. Now is my time to move and for another owner to enjoy this space."

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