



Kitchen/Lounge/Diner
11'1" x 26'6"

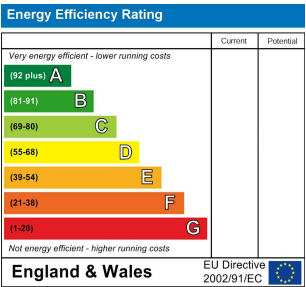
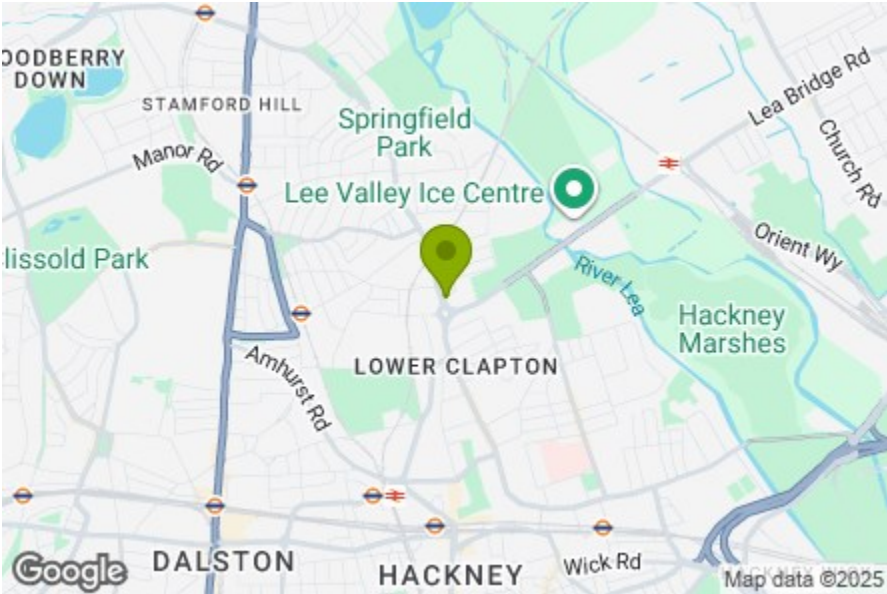
Storage/Utility

Bedroom
10'7" x 14'2"

Study
5'6" x 8'8"

Bedroom
10'8" x 12'9"

Bathroom
5'10" x 6'6"



UPPER CLAPTON ROAD, HACKNEY

Price £600,000 Leasehold
2 Bed Flat



Features:

- Pub Conversion
- Arranged Over Two Floors
- Two Double Bedrooms
- Beautifully Presented Throughout
- Moments From Clapton Station
- Short Walk to Millfields Park and Hackney Downs
- Separate Study
- Approx 827 Square Foot

Set within a former pub, this characterful home is arranged over two carefully designed floors, offering both space and flexibility for modern living. Two double bedrooms provide comfortable retreats, complemented by a separate study that's ideal for home working or creative projects. Extending to around 827 square feet, the interior is thoughtfully presented throughout, blending practicality with style and a natural sense of flow. With Clapton Station just moments away and both Millfields Park and Hackney Downs within walking distance, the location combines excellent convenience with abundant green open areas.

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IF YOU LIVED HERE...

This building has a bold presence, with classic brickwork painted in a soft light tone, contrasted by darker detailing at street level that adds definition. A series of large windows brings balance and rhythm to the façade, while the neatly arranged upper floors complete the composition, giving the property a distinctive yet attractive appearance.

Inside, the hallway leads to a useful storage and utility space as well as the open-plan kitchen, dining and lounge. Timber flooring runs throughout, bringing warmth and a sense of continuity, while dual aspect windows ensure the interior is filled with natural light. Shutters add both style and privacy, and the lounge flows with ease into the dining area, beyond which lies a well-planned kitchen. Here, timeless cabinetry, generous worktops and integrated storage provide a clean and functional setting that blends effortlessly with the wider room. The result is a bright, sociable environment, perfectly suited to everyday living and entertaining.

A staircase with natural wood balustrades guides you down to the lower ground floor, where the sleeping and study areas are arranged. The rear bedroom feels calm and inviting, with wide windows, pale walls and wood flooring enhancing the sense of openness. At the front, another double bedroom makes a statement with its exposed brick feature wall, bringing warmth and texture. A further room is set aside as a study or home office, offering flexibility for modern lifestyles. Between the bedrooms you'll find the bathroom, fully tiled in warm tones and complete with a bath and overhead

rain shower, adding comfort to this thoughtfully finished space.

This part of Hackney offers a vibrant mix of places to eat, drink and unwind, with something to suit every taste. Just around the corner, the Tram Store is a lively hub for coffee and community gatherings, while The Clapton Hart and the Crooked Billet serve up welcoming pub atmospheres with plenty of character. For dining, Mambow has earned high praise, described by Time Out as one of London's best restaurants, while My Neighbours the Dumplings is a much-loved spot for Asian-inspired plates. Green spaces are in easy reach too, with Millfields providing wide open parkland and Hackney Downs offering expansive green space, tree-lined paths and room for both sport and relaxation.

WHAT ELSE?

Clapton Station is just 4 minutes' walk away, providing fast connections across the city and beyond. A wide choice of bus routes also serves the neighbourhood, linking nearby areas such as Hackney, Dalston and Stratford, while regular services carry you directly into central London. With both rail and road options close at hand, travelling around the capital and exploring further afield couldn't be more straightforward.



A WORD FROM THE EXPERT...

I feel right at home living 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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