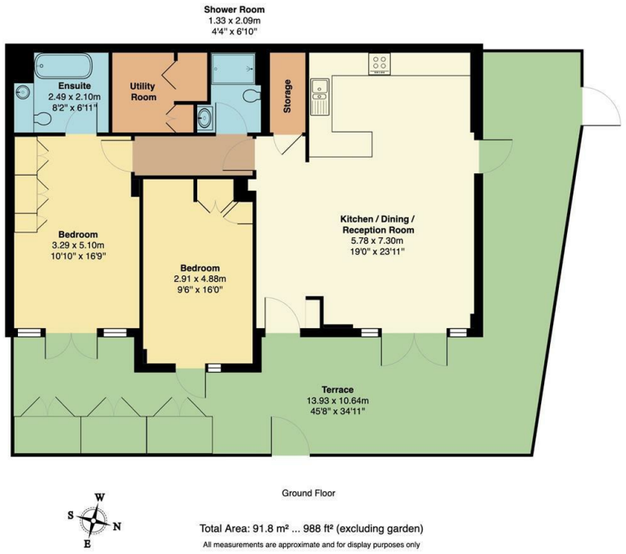



Kitchen/Reception/Dining Room
18'11" x 23'11"

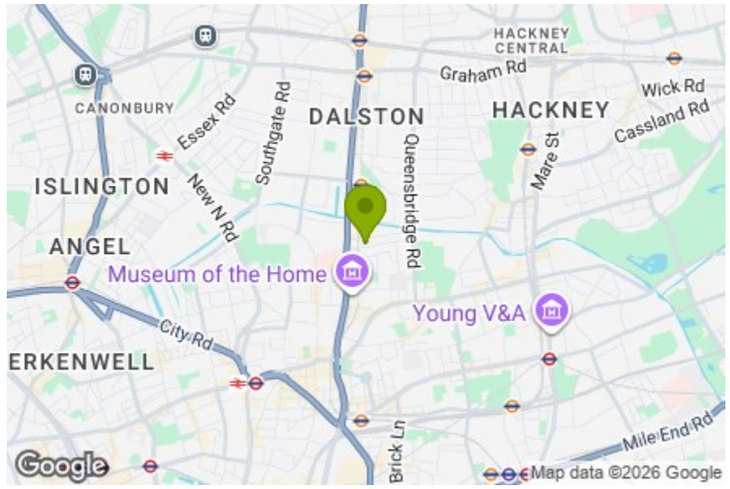
Bedroom
10'9" x 16'8"

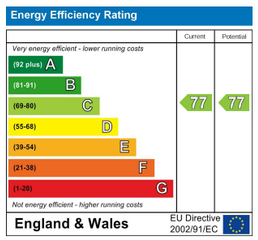
Bedroom
9'6" x 16'0"

Shower Room
4'4" x 6'10"

Bathroom (Ensuite)
8'2" x 6'10"

Terrace
45'8" x 34'10"




**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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# HEBDEN STREET, LONDON

## Offers In Excess Of £685,000 Leasehold
## 2 Bed Flat

### Features:

- 988 sq ft ground floor apartment
- Exceptionally large wraparound private terrace
- Two large double bedrooms, both able to accommodate super king beds
- Two bathrooms
- Open plan kitchen / dining / reception room
- Excellent storage and separate utility room
- Direct access to the terrace from the main rooms
- Beautifully presented throughout
- Resident parking permit to be provided on completion
- Moments from Broadway Market, Columbia Road and Haggerston Park

Set within one of East London's most sought-after neighbourhoods, this beautifully presented two bedroom ground floor apartment pairs generous proportions with an exceptional private terrace. Moments from Broadway Market and Columbia Road, it offers a lovely balance of calm, comfort and local energy.

REQUEST A VIEWING
0208 520 3077



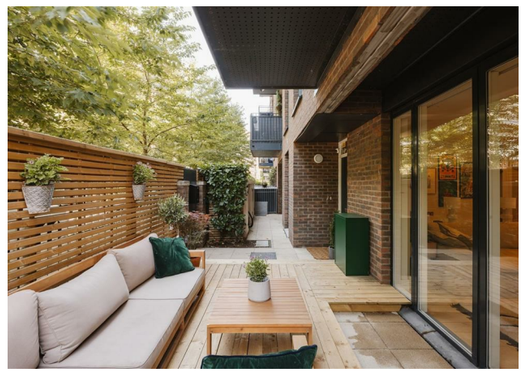












IF YOU LIVED HERE...

Step inside and a hallway leads through a thoughtfully arranged home with excellent storage, including a dedicated cupboard and separate utility room. At the heart of the apartment is an expansive open plan kitchen, dining and reception room measuring over 23 feet in length. Recently refurbished and beautifully presented, this impressive space offers excellent proportions, a sleek contemporary kitchen and plenty of room for both dining and relaxing.

Wide glazed doors draw in natural light and open directly onto the terrace, making the living area feel beautifully connected to outside. It is easy to imagine summer suppers, morning coffee or a slower Sunday with the doors open.

Both bedrooms are generous doubles and both open onto the terrace, giving the home a lovely sense of flow. The principal bedroom has fitted wardrobes and a stylish ensuite with bath, while the second bedroom sits close to the family shower room, making the layout practical for guests, sharers or working from home.

Outside, the private terrace is a real highlight. Wrapping around the apartment, it provides an unusually large amount of outdoor room for planting, dining and entertaining.

WHAT ELSE?

- Broadway Market is a short stroll away, with cafés, bakeries, restaurants and weekend market stalls, while Columbia Road Flower Market brings colour and atmosphere every Sunday.

- London Fields, Haggerston Park and Victoria Park are all within easy reach, offering green space, walking routes, sports facilities and London Fields Lido.

- Haggerston, Cambridge Heath and Bethnal Green stations are nearby, giving excellent Overground and Underground connections, while Shoreditch, Spitalfields and the City are easily reached on foot or by bike.



WORD FROM THE OWNER...

"We've lived here for ten years and it's genuinely one of our favourite places we've ever called home. The location is hard to beat. Broadway Market is a ten-minute walk along the canal, and on Saturdays it's one of the best in London for food. Columbia Road flower market is around the same distance and a lovely Sunday morning wander. Shoreditch and Dalston are both easy walks, with brilliant restaurants, bars, live venues and shops, but despite being so close to all of that, the flat itself sits in a quiet, neighbourly pocket where you barely notice it. The outdoor space has been brilliant for summer barbecues and having people over. Haggerston Park is just around the corner, with Hackney City Farm next to it, which is a lovely thing to have nearby. We've spent a lot of time there with our dog. Victoria Park is only 15 to 20 minutes away if you want something bigger and greener. The neighbours have been genuinely brilliant throughout, which makes more of a difference than you'd expect. We're sad to leave."

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