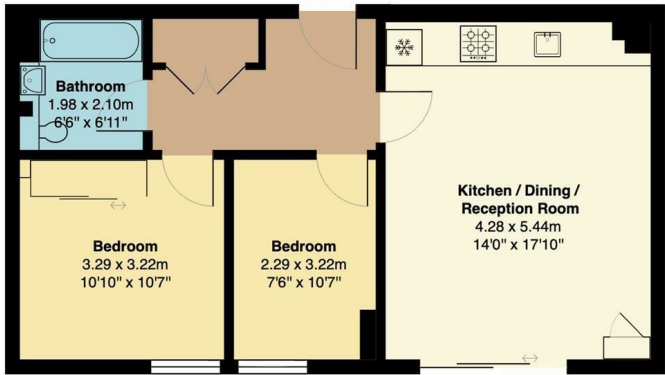




Third Floor

Total Area: 55.7 m² ... 599 ft²

All measurements are approximate and for display purposes only

Kitchen/ Dining/ Reception Room
14'0" x 17'10"

Bedroom
7'6" x 10'6"

Bedroom
10'9" x 10'6"

Bathroom
6'5" x 6'10"



CRESSET ROAD, HOMERTON

Offers In Excess Of £450,000 Leasehold
2 Bed Flat

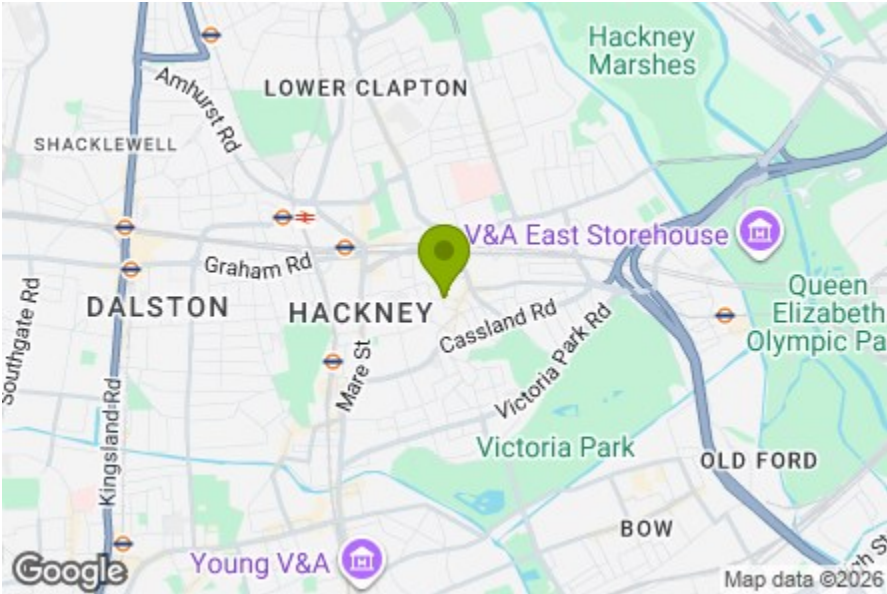


Features:

- Two Double Bedrooms
- Juliette Balcony
- Excellent Condition
- Short Walk To Victoria Park And London Fields
- Popular Restaurants, Cafes and Pubs Nearby
- Close To Broadway Market
- Communal Roof Terrace

This exceptional two-bedroom apartment sits on the third floor of a well maintained development near from Well Street Common, just a short stroll to Victoria Park and Hackney's dynamic Mare Street.

As well as the fantastic location, highlights on the outside include the communal terrace, while inside you have beautiful presentation throughout, lots of storage and plenty of natural light.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	81
EU Directive 2002/91/EC		

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IF YOU LIVED HERE...

Chances are you've already stepped into this part of East London as a visitor, but living here is a completely different experience, with all its brilliant amenities at your fingertips day after day. Alongside much-loved institutions like Hackney Empire and the Royal Inn on the Park, you'll find exciting new ventures constantly emerging to keep you on your toes, so exploring never gets old. Not sure where to start? We'd suggest dinner at My Neighbours the Dumplings or a stroll across Well Street Common to the People's Park Tavern. But before we get carried away, let's step inside your new home....

With lofty views and an abundance of natural light, this 599 square foot apartment feels fantastically spacious. The immaculate finish means you can settle in and enjoy it from the moment you arrive.

Beyond the large hallway, the open-plan kitchen and living area is full of light, with sleek units, integrated appliances and pristine worktops in the kitchen, and a Juliet balcony providing a perfect spot to unwind at the front.

Both bedrooms continue the calm, refined aesthetic, while the bathroom

offers modern elegance with clean lines and polished fittings.

Outside, the communal terrace provides a relaxing retreat, and just beyond your front door, the vibrancy of Hackney awaits, an endlessly dynamic neighbourhood that will make every day feel full of possibility.

WHAT ELSE?

- Despite all the urban buzz, this area has a surprisingly large amount of green space. As well as Well Street Common, Victoria Park is only a short stroll away, and home to some internationally renowned festivals including All Points East Festival and LIDO Festival. London Fields isn't far either, perfect for a splash in the lido.
- You've got two fantastically unique but entirely different markets within a short walk; Broadway Market and Mare Street Market. Start the day with a coffee at the former and finish with a pint at the latter.
- Transport is plentiful in this area with some excellent bus routes nearby, including the 55 into central London, as well as Homerton, which is served by the Overground.



A WORD FROM THE OWNER....

"What we've loved most about living here is having some of East London's best green spaces right on our doorstep. Whether it's a walk through Victoria Park, a run along the canal or a lazy weekend in London Fields, there's always somewhere nearby to get outside and unwind.

The area strikes a rare balance between convenience and character, with great cafés, pubs, restaurants and independent shops all within a few minutes' walk, while two large supermarkets make everyday life easy. It's also a genuinely friendly community, and we've always felt the neighbours look out for one another.

Coming home and heading up to the fifth-floor roof terrace to catch the evening sun has been a real highlight, offering a peaceful escape above one of the most vibrant parts of East London."

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