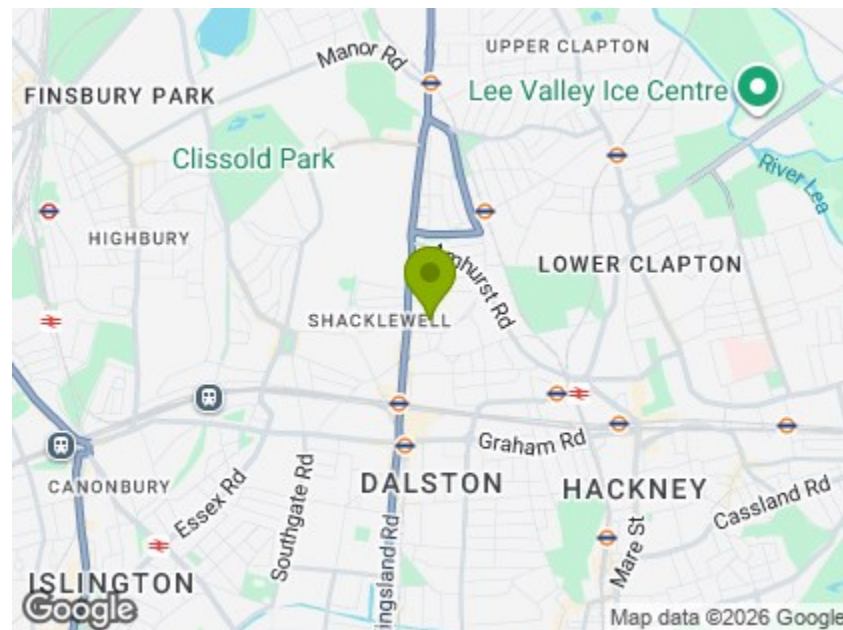


THIRD FLOOR

Total Area: 61.4 m<sup>2</sup> ... 660 ft<sup>2</sup>

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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



## ARCOLA STREET, LONDON

£2,450 Per Month  
 2 Bed Flat



### Features:

An elegantly appointed and splendidly spacious two bedroom apartment, on the third floor of a modest period mansion block, just off Stoke Newington Road and a short stroll from Hackney Downs Park, one of London's coolest open green spaces.

You can be exploring the peaceful street of Stoke Newington in around fifteen minutes, home to a range of charming shops, bars, pubs and restaurants, as well as tranquil Clissold Park.

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 0203 369 6444

**E17 & E10**  
 hello17@stowbrothers.com  
 0203 397 9797

**E18 & IG8**  
 hello18@stowbrothers.com  
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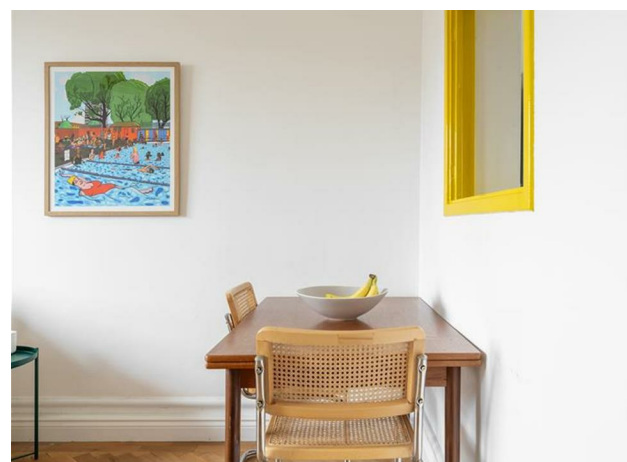
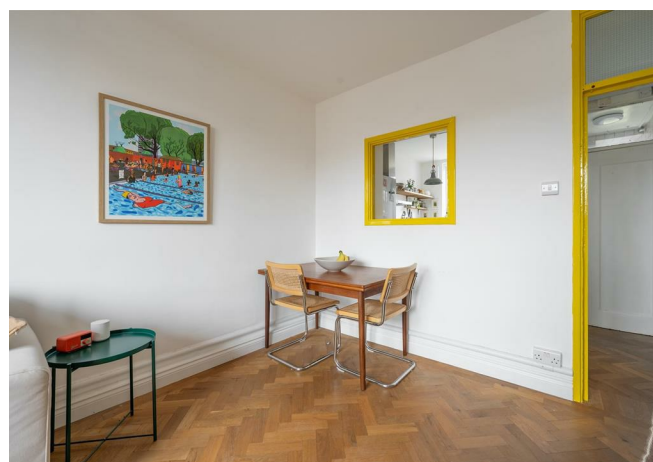
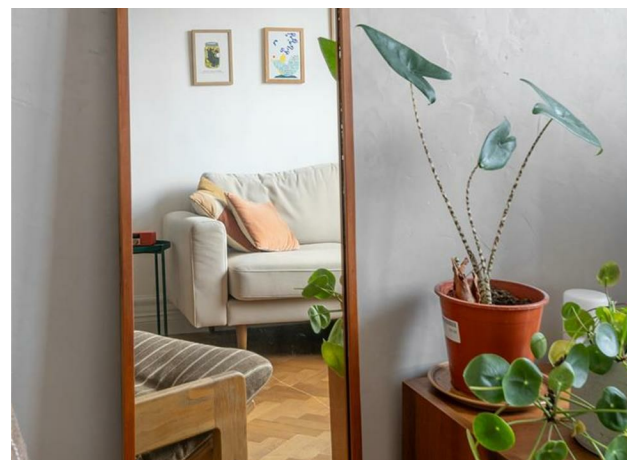
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IF YOU LIVED HERE...

Step into your wide, welcoming hallway and find handsome honey coloured herringbone hardwood flowing underfoot, on into both bedrooms and your 150 square foot reception. In here you have pristine pastel walls, striking canary yellow timber trim and plenty of sociable space. Next door bedroom one's a solid double in pastel mint green.

There's a nice little window between the lounge and kitchen, the latter decked out smartly in timber drawer cabinetry, chunky white worktops and large

format cream tilework underfoot. Elsewhere, bedroom two's finished in stately royal blue, while your family bathroom completes things with a vertical letterbox backdrop to the walk in rainfall shower.

Outside and you're just half a mile on foot from Hackney Downs Park for superb open greenery, secluded picnic spots and morning running routes. The park's also home to basketball courts and a cafe, and the much loved characterful gastropub, The Star By Hackney Downs sits right on the opposite border, with delicious food and leafy green backdrops it's a superb candidate for your new local.



WHAT ELSE?

- It's just a third of a mile on foot to Dalston Kingsland and direct, fourteen minute jaunts to Stratford for a huge range of onward overground, underground and DLR connections. Alternatively take a fifteen minute stroll to Hackney Downs and direct fifteen kinte runs to Liverpool Street.
- There's a substantial utility space off the hallway, providing plenty of welcome extra storage.
- Your gated grounds include playgrounds for kids and the Hindle House Community Centre, available to hire for residents only.

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