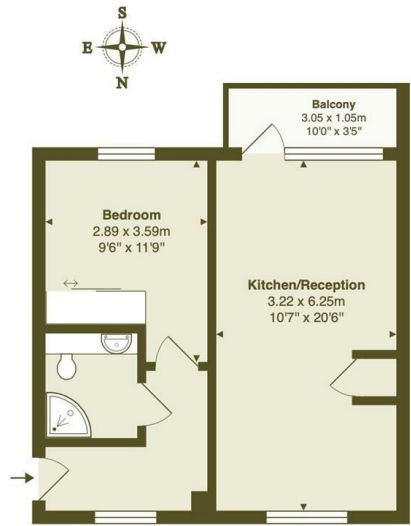




Second Floor

Total Area (Excluding Balcony): 39.2 m² ... 422 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.

Kitchen/Reception
10'6" x 20'6"

Balcony
10'0" x 3'5"

Bedroom
9'5" x 11'9"

Bathroom



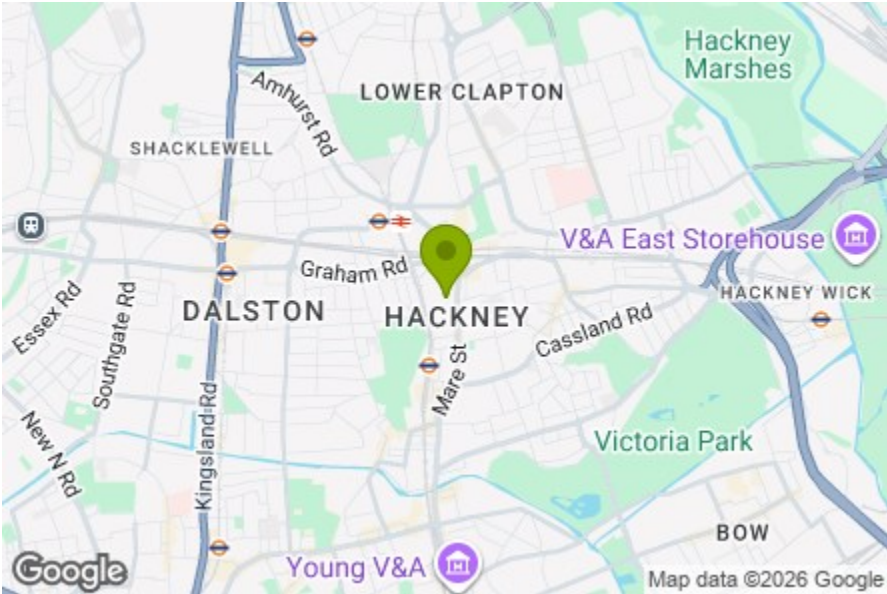
READING LANE, HACKNEY
Offers In Excess Of £365,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Property
- Private South Facing Balcony
- Moments From London Fields
- Easy Access To Hackney Central & Downs Station
- Chain Free
- Second Floor

A bright one bedroom flat in the heart of Hackney, with London Fields close by and Hackney Central within easy reach. Set on the second floor and offered chain free, it has an open-plan living space and private south-facing balcony, with Mare Street, Broadway Market and plenty of local places to eat and drink nearby.



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	EU Directive 2002/91/EC	

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IF YOU LIVED HERE...

The hallway gives access to each part of the flat, with the bedroom and bathroom to one side and the main living space opposite. The bedroom is a comfortable double with carpet underfoot and a window bringing in natural light. Next door, the bathroom is fully tiled in warm neutral tones and fitted with a curved shower enclosure.

The kitchen/reception runs the full depth of the flat, giving you space to cook, eat and relax in one open room. The kitchen is arranged at one end with pale cabinetry, dark worktops and a long run of windows above the sink. At the other end, a broad glazed opening brings plenty of daylight into the reception area and leads directly onto the private south-facing balcony. It's a useful extension of the living space, with room to sit outside when the weather allows.

The location puts a particularly good stretch of Hackney on your doorstep. London Fields brings green space and its lido, while

Broadway Market is lined with independent food spots and shops. E5 Bakehouse and Climpson & Sons are among the local favourites around London Fields, with Mare Street adding Hackney Empire, restaurants, cafés and everyday amenities.

WHAT ELSE?

- London Fields is close by for open green space and the lido, while Broadway Market has a great mix of independent shops, food stalls, cafés and pubs.
- E5 Bakehouse sits beneath the railway arches on Mentmore Terrace, while Climpson & Sons is a longstanding Broadway Market coffee spot.
- Hackney Central and Hackney Downs stations are both within easy reach, giving you Overground connections across East London and towards Liverpool Street.



A WORD FROM THE OWNER...

"I loved living at the flat, what attracted me was the bright and light interior, having windows on both sides of the flat lets in a lot of natural light. The location, is great. It's really close to London Fields park and the Lido heated swimming pool. Broadway Market is just a short walk away. Any kind of amenity is literally on your doorstep with a gym & library next door, shops around the corner, the Hackney Picturehouse cinema on the corner and many clubs & pubs closeby. It's also easy to get to Dalston to enjoy the nightlife there. The flat is just off Mare street, in a quiet side street to enjoy peace and quiet once you are home. The neighbours in the building are all lovely."

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