



Hallway
10'8" x 2'10"

Reception Room
13'11" x 12'2"

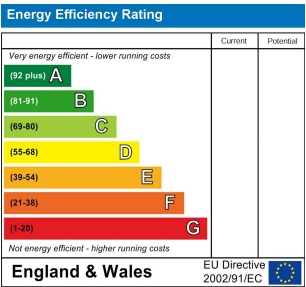
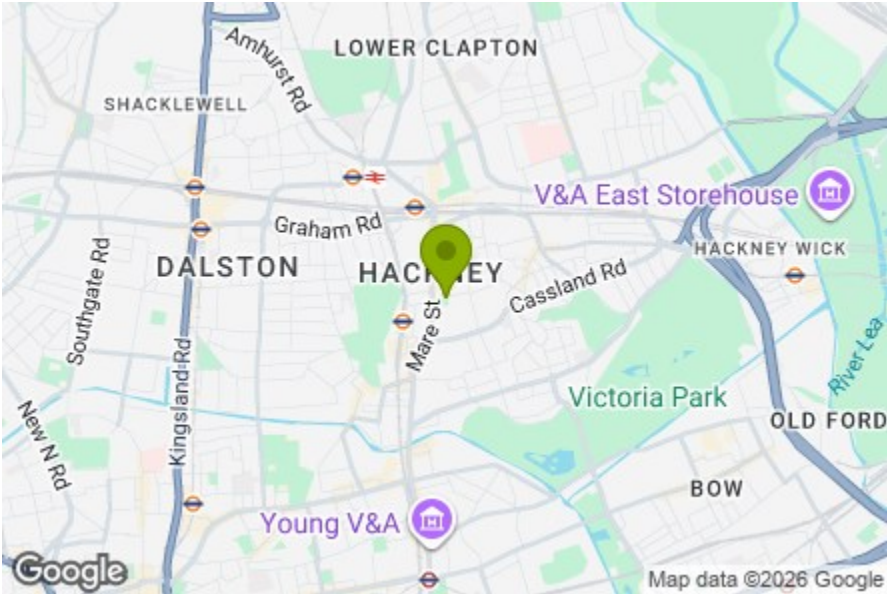
Balcony

Kitchen
7'4" x 10'7"

Bedroom
10'7" x 10'9"

Bedroom
10'2" x 12'2"

Total Area: 57.4 m² ... 618 ft² (excluding balcony)
All measurements are approximate and for display purposes only



LODDIGES ROAD, HACKNEY

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



Features:

- Two Bedroom Flat
- South West Facing Balcony
- Overlooking St Thomas's Square Gardens
- Spanning Over 600 sqft
- Excellent Location
- London Fields and Victoria Park A Short Walk Away
- Great Transport Links
- Fantastic Condition

Set within one of Hackney's most sought after neighbourhoods, this well-presented two bedroom flat enjoys an excellent position overlooking St Thomas's Square Gardens, with London Fields and Victoria Park both within easy walking distance. A south west facing balcony, generous proportions of over 600 square feet and strong transport links complete the appeal.

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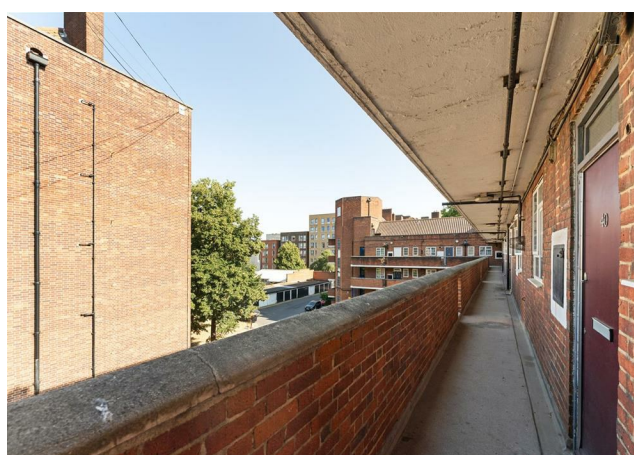
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IF YOU LIVED HERE....

Positioned on the third floor, the flat has a practical layout arranged around a central hallway. The reception room is bright and well proportioned, with large windows and glazed doors opening onto the south west facing balcony, creating a lovely spot to enjoy the afternoon and evening sun while looking across St Thomas's Square Gardens. Finished in calm, neutral tones with wood flooring underfoot, it's a comfortable space for both relaxing and entertaining.

The separate kitchen sits just off the hallway and is smartly presented with fitted cabinetry and generous worktop space. Both bedrooms are well proportioned doubles, offering flexibility for guests, working from home or sharing. The bathroom is centrally positioned and finished in a clean, contemporary style, while built-in storage from the hallway helps keep everyday life organised. The flat is presented in fantastic condition throughout, making it ready to move straight into.

WHAT ELSE?

- London Fields, Victoria Park and Broadway Market are all within easy walking distance, offering green space, independent cafés, restaurants and a lively weekend atmosphere.
- Excellent transport connections are available from London Fields, Hackney Central and Hackney Downs stations, with reliable bus routes providing easy access across East London and into the City.
- Nearby you'll find well-loved local favourites including Mare Street Market, Pophams Bakery and Climpson & Sons, while Well Street Common offers another popular open green space close to home.



A WORD FROM THE OWNERS.....

"Our flat is perfectly located to enjoy everything about Hackney. We are situated between three incredible parks- London Fields, Hackney Downs and Victoria Park- and have the best restaurants, wine bars and coffee shops on our doorstep. Spending my maternity leave in the area has been great- you are never short of things to do, but have a quiet space when you need it. We open our balcony door and hear the parakeets and the wind in the leaves on the trees. We've loved having the sun stream in through the windows in the evening and have the shadow from the trees dancing on the walls."

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