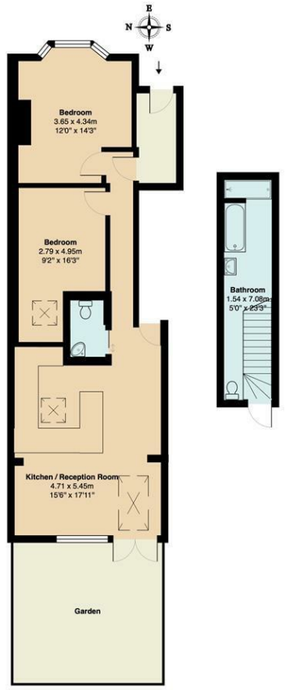


Total Area: 78.5 m² ... 845 ft² (excluding garden)

All measurements are approximate and for display purposes only

Bedroom
11'11" x 14'2"

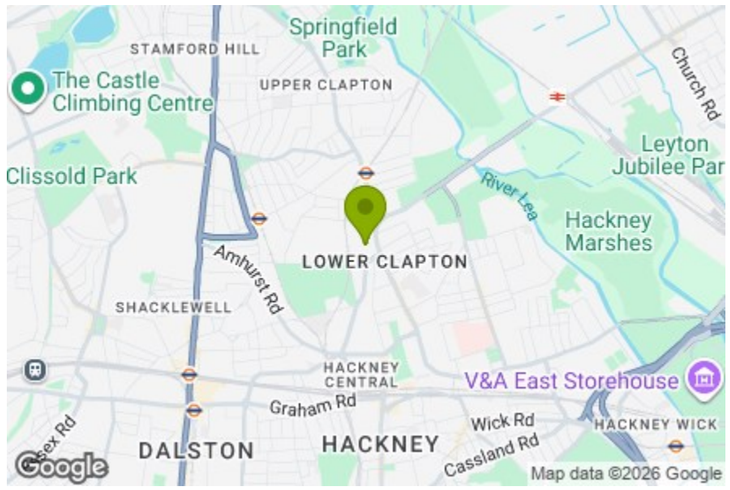
Bedroom
9'1" x 16'2"

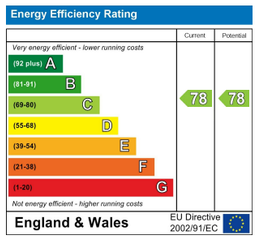
WC

Kitchen / Reception Room
15'5" x 17'10"

Bathroom
5'0" x 23'2"

Garden





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
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POWELL ROAD, HACKNEY

Offers In Excess Of £700,000 Leasehold
2 Bed Apartment - Conversion

Features:

- Two Bedroom Garden Flat
- Period Conversion West Facing Garden
- Excellent Condition
- Great Transport Links
- Close Proximity To Green Spaces
- Large Family Bathroom With A Separate W/C

A two bedroom period conversion in Lower Clapton, with a west-facing garden and a bright open-plan living space at the rear. Hackney Downs and its popular dog park are just a stone's throw away, while Lodestar Coffee is essentially over the road. Hackney Marshes, Lower Clapton Road and Chatsworth Road are all nearby too, putting plenty of green space, independent food and drink, and local favourites within easy reach.

REQUEST A VIEWING
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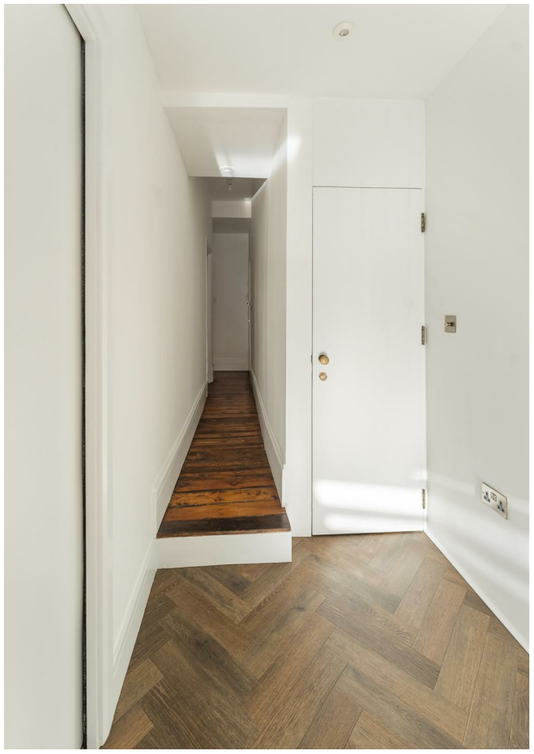

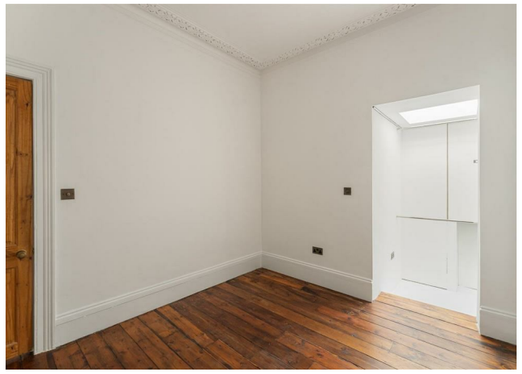

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IF YOU LIVED HERE...

The flat is arranged across the ground and lower-ground levels, with both bedrooms on the ground floor. The larger bedroom sits at the front, where a wide bay window brings in plenty of daylight, while the second bedroom is positioned behind. Original timber flooring and simple white walls keep the rooms feeling calm and understated. A separate WC sits off the hallway.

At the rear, the kitchen and reception room opens into a broad, sociable space, with underfloor heating throughout.Dark cabinetry and pale worktops define the kitchen, with a large island providing plenty of preparation space and a natural place to gather. Herringbone flooring runs through the living area, while exposed ceiling beams and generous glazing overhead bring in plenty of light. Full-width glazed doors open directly onto the west-facing garden, where paving leads through to a raised planted area with built-in seating.

The family bathroom is reached via stairs from the ground floor and also benefits from underfloor heating. Fully fitted with Burlington sanitaryware and finished throughout in Mandarin Stone, it includes a bath and separate walk-in shower, alongside a vanity unit. The downstairs bathroom is also fitted with Burlington and was fully renovated just two years ago.

What else?

· Hackney Downs and its dog park are just a stone's throw away, giving you a generous patch of green space practically on the doorstep. Hackney Marshes is nearby too for longer walks and plenty more open space.
· Lodestar Coffee is essentially over the road, while Lower Clapton Road brings 107 Wine Shop & Bar into the neighbourhood mix. Chatsworth Road is also a short walk away, home to The Castle Cinema, Leo's and a good choice of independent shops and places to eat.
· Hackney Downs and Hackney Central stations are both nearby, providing useful connections across London, while Lower Clapton Road is well served by buses for getting around East London.

A WORD FROM THE OWNER...

"A Much-Loved Clapton Home

I have loved living in this beautifully designed townhouse in sought-after Clapton, with its elegant flow, distinctive architecture and abundant natural light.

The open-plan kitchen and living space features a full-height glass wall and skylights, while underfloor heating keeps the home cosy throughout winter. The striking dark blue kitchen has marble worktops and a discreet integrated extractor, maintaining its clean, spacious feel.

The recently renovated family bathroom features Burlington and Mandarin Stone fittings, with both bath and shower. The front bedroom has beautifully finished built-in wardrobes, while the private garden is perfect for entertaining, relaxing or enjoying with a pet.

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