

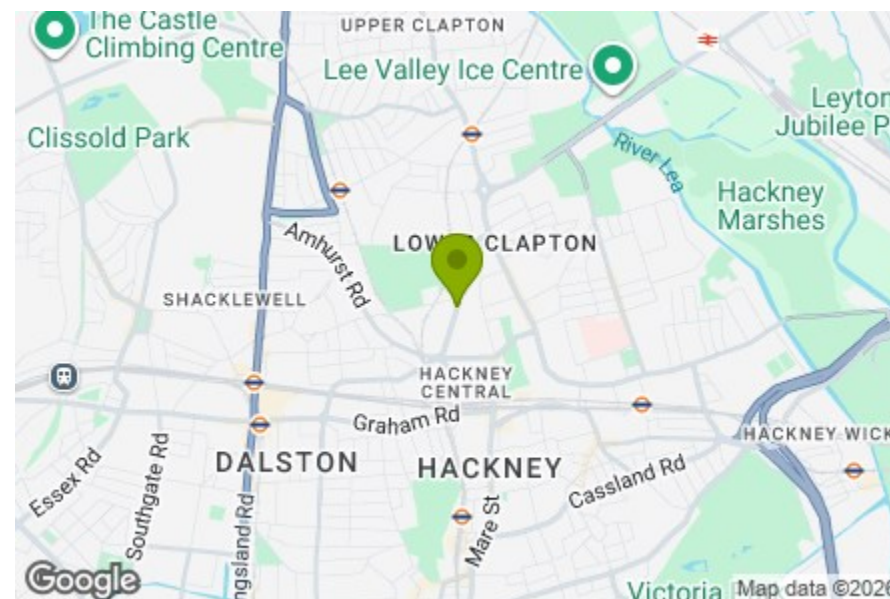
Reception Room  
12'4" x 16'3"

Kitchen  
7'11" x 8'10"

Bathroom  
4'5" x 5'5"

Bedroom  
9'10" x 9'11"

Bedroom  
9'4" x 12'10"



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		77	81
		EU Directive 2002/91/EC	



## PEMBURY ROAD, HACKNEY DOWNS

Offers In Excess Of £425,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedroom Home
- Beautifully Presented Throughout
- Moments from Hackney Downs
- Short Walk to Hackney Central & Hackney Downs Stations
- Chain Free
- Third Floor
- Approx 620 Square Foot

Set on the third floor of an attractive period block, this two-bedroom home offers around 620 square feet of effortlessly stylish living space. The interiors are beautifully finished, with a sense of flow and brightness that makes every room feel inviting. Just moments from the expansive greenery of Hackney Downs and within easy reach of both Hackney Downs and Hackney Central stations, it's superbly located for both calm and connection. Offered chain-free, this is an enticing opportunity in one of East London's most dynamic neighbourhoods.

**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  
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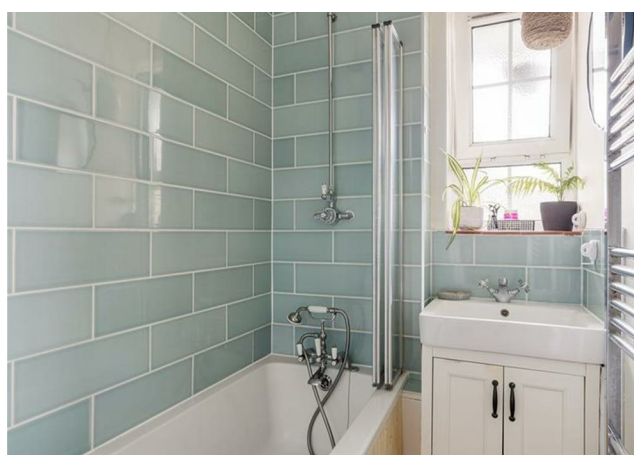
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#### IF YOU LIVED HERE...

Occupying the third floor, this beautifully bright and inviting home opens into a spacious hallway where timber floorboards and soft neutral tones set a calm, welcoming tone. There's ample space here for additional storage or furniture, and a built-in cupboard keeps the area effortlessly tidy while enhancing the natural flow between rooms.

The reception room is a true highlight, bathed in sunlight from three tall sash windows set within a charming angled bay. This elegant architectural feature forms a perfect nook for dining or unwinding with a book, while the rest of the room offers generous proportions for lounging or entertaining. Timber floors and crisp white walls complete the airy, graceful feel.

The separate kitchen combines texture and tone with ease, featuring wooden worktops, a tiled splashback and rustic open shelving. The layout is highly functional, with everything within reach, and daylight from the window softens the space and adds warmth.

The first bedroom is both restful and practical, with a large window, built-in overhead storage and a neat fireplace recess, plus room for further furnishings. The second bedroom is equally appealing, ideal for use as a guest room, home office or nursery, with integrated storage keeping things streamlined.

The bathroom is a serene retreat with glossy pale green tiles and a full-size bath with overhead shower. Just across the hall, the separate WC offers period character with its traditional high-level cistern and wood flooring, adding charm to this thoughtfully arranged home.

Set within a vibrant pocket of Hackney, the surrounding area is brimming with independent charm and green open spaces. Just a few minutes from your door, Fig House is a favourite for laid-back brunches, fresh pastries and excellent coffee. Chatsworth Road Market brings the community together with its lively mix of street food, local produce and vintage stalls. You'll find plenty of welcoming pubs nearby too - The Pembury Tavern is known for its craft ales and spacious interior, while The Clapton Hart offers cosy corners and a relaxed buzz. For outdoor time, Hackney Downs Park is close at hand, and Hackney Marshes invites longer weekend strolls.

#### WHAT ELSE?

Getting around is easy, with Hackney Downs Station just over 5 minutes away, offering quick links into Liverpool Street and beyond. For even more connections, Hackney Central is also within reach, bringing Overground services that link seamlessly across East and North London. Plenty of buses serve the area too, providing straightforward routes to neighbouring spots like Dalston, Stoke Newington, London Fields and Bethnal Green, making travel across the borough smooth and convenient.



#### A WORD FROM THE EXPERT...

"I feel right at home in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer. Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces. I have found my home in Hackney and it holds a very special place in my heart."

EVA BOUZAKI  
HACKNEY BRANCH MANAGER

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