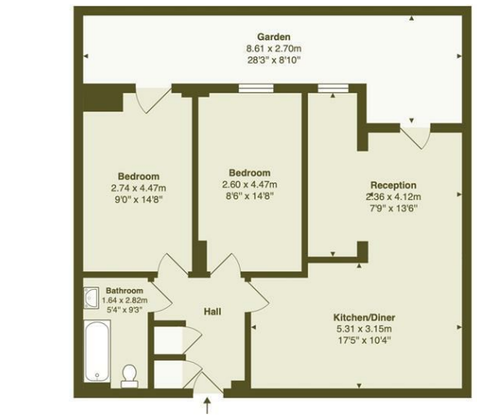
THE STOW BROTHERS



Ground Floor
Area (Excluding Garden) 68.2 m² ... 734 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.

Hall

Kitchen / Diner
17'5" x 10'4"

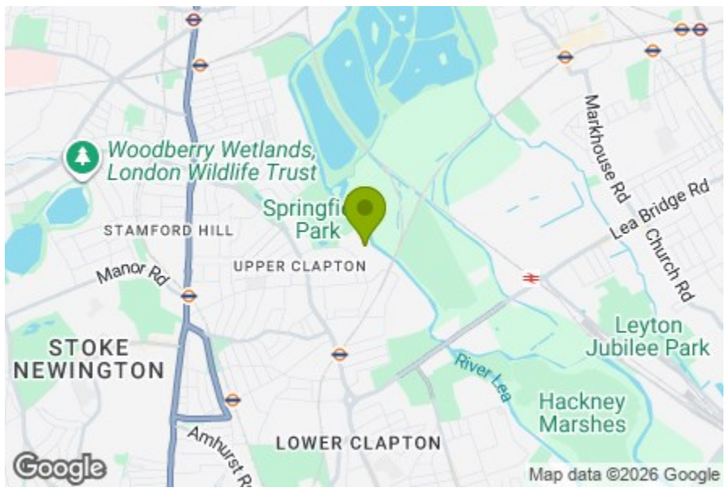
Reception
7'8" x 13'6"

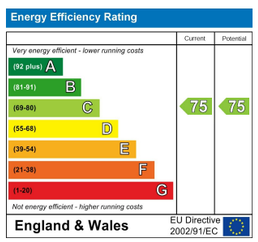
Bedroom
8'6" x 14'7"

Bedroom
8'11" x 14'7"

Bathroom
5'4" x 9'3"

Garden
28'2" x 8'10"





E11, E7, E12 & E15
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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
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SALES
LETTINGS
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INVESTMENT & DEVELOPMENT



BIG HILL, HACKNEY

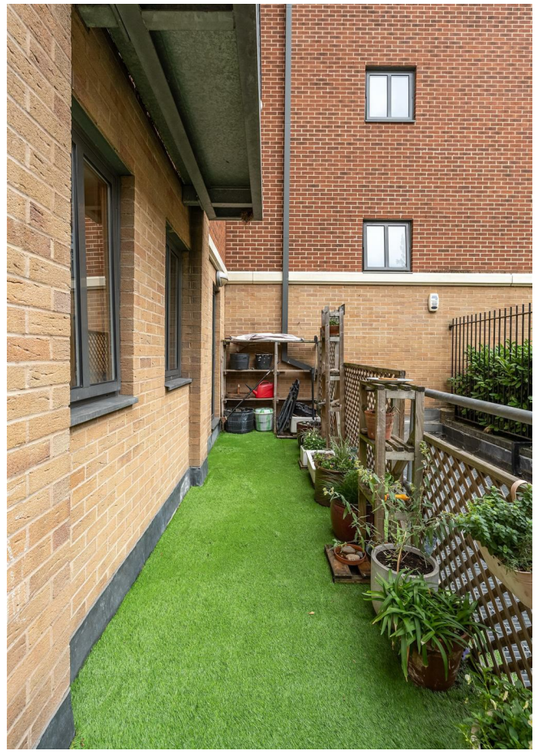
Offers In Excess Of £425,000 Leasehold
2 Bed Flat

Features:

- Two Bedrooms
- Ground Floor Flat
- Private Outdoor Terrace
- Open Plan Kitchen Reception Room
- Next to Springfield Park
- Walking Distance to Clapton Station
- Over 700 Sq Ft

This well-presented two bedroom ground floor flat offers a welcoming home with a private terrace and an open-plan kitchen and living area. Set in a well-connected corner of Upper Clapton next to the River Lea, you're within walking distance of Clapton Station, Springfield Park and a growing collection of independent cafés and neighbourhood favourites nearby.

REQUEST A VIEWING
0208 520 3077



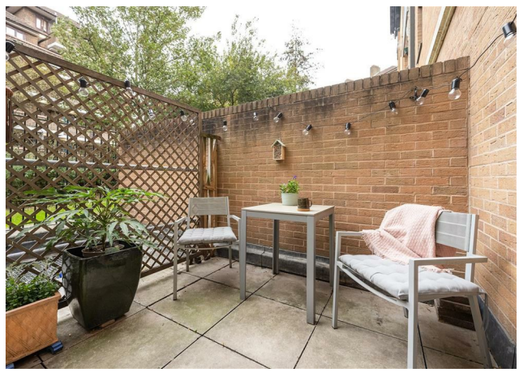












IF YOU LIVED HERE...

Step inside and you'll find a central hallway leading through to the open-plan kitchen and reception room. The kitchen and dining area is a generous space, with white cabinetry, dark worktops, open shelving and plenty of room for a dining table. The living area beyond has a lovely sense of personality, with a warm yellow feature wall, shelving and cabinetry, and a dedicated workspace tucked into the corner, ideal for working from home. A glazed door opens directly onto the private garden, bringing natural light into the room. Outside, the garden extends approximately 28 feet, with a paved seating area, brick walls and established planting. There's room to enjoy a morning coffee, dine outdoors or spend an afternoon with friends, while the combination of paving and greenery makes it an easy space to enjoy throughout the warmer months.

Both bedrooms are generously proportioned double rooms, almost identical in size, offering plenty of flexibility for different living arrangements. One benefits from direct access to the private patio garden, while the other enjoys a pleasant outlook over the greenery. Both have ample space for a double bed and additional furnishings, making them equally comfortable as main bedrooms, guest accommodation or a combination of sleeping and working space. The family bathroom is finished with white tiling, a bath with overhead shower and a vanity unit, while two hallway cupboards provide useful storage. There's also handy bike storage within the building.

WHAT ELSE?...

- Springfield Park is right next door, just across the road from the front door, offering open lawns, mature trees and views across the River Lea. The nearby Walthamstow Marshes and Lee Valley provide further opportunities for walking and cycling.

- Clapton Station is within walking distance, with Overground services towards Liverpool Street. Local bus routes also provide connections to Hackney Central, Stoke Newington and beyond.

- Upper Clapton has plenty of neighbourhood favourites to discover, including Suba for coffee and the Crooked Billet for a relaxed evening out, while the Princess of Wales is a popular spot for riverside drinks.



A WORD FROM THE OWNER...

"I love stepping out of the building and having green spaces in each direction down the river. A lunchtime stroll on the marshes, a bike ride for miles without hitting a road, despite being in zone 2. Sitting on the sunny patio with my coffee. I enjoy my gorgeous kitchen and hosting friends for dinner. I'm so happy to be part of the Heron Court community, with neighbours who help each other out and a handy building what's app group. The flat is so secluded and quiet, but a stone's throw from the bustle and lovely vibes of the Anchor and Hope, the Lee Valley Rowing Club and Springfield Park and its lovely cafe. It's great to be so close to Blok, the Tram Store, Dialogue Café, Sodo Pizza and the station. Such a lot to love! It's hard to leave!"

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