

Total Area: 41.5 m² ... 446 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.

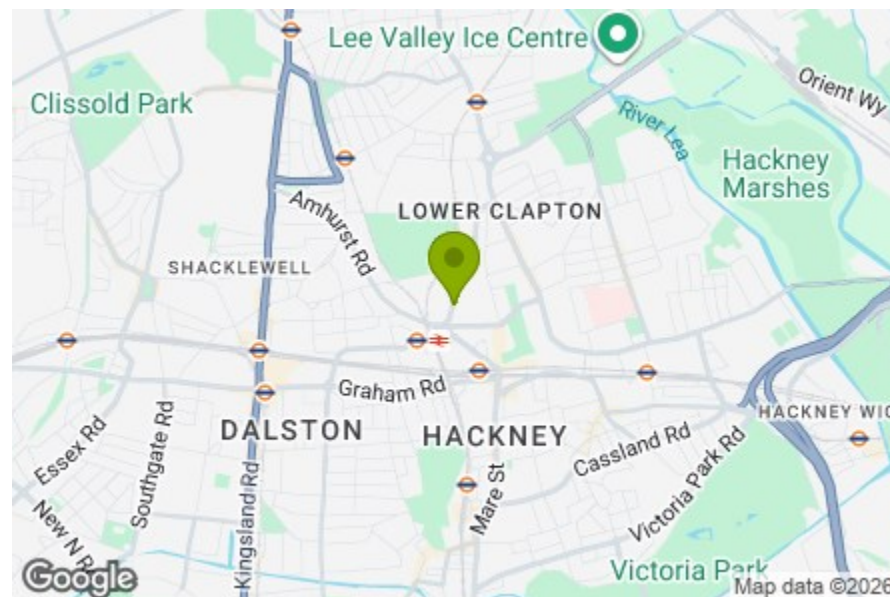
Reception
12'4" x 12'10"

Kitchen
6'7" x 8'10"

Bedroom
9'4" x 12'10"

Shower Room

WC



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		73	78
		EU Directive 2002/91/EC	



PEMBURY ROAD, HACKNEY

Offers In Excess Of £325,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Property
- Beautifully Decorated Throughout
- Ground Floor
- Moments from Hackney Downs
- Short Walk to Hackney Central

This one-bedroom home has a consistent, well-presented interior, with quality finishes throughout. On the ground floor, its spacious and beautifully presented living area contains both a cosy lounge area and dining space, while thoughtful, contemporary design touches include custom storage and space to work from home. There are thoughtful updates behind the scenes too, including a full electrical rewire and new consumer unit completed in June 2022, followed by a new boiler installed in August the same year. Positioned moments from Hackney Downs, green open space is metres away, while Hackney Central and London Fields are only a short walk. Overall, it's a home where presentation, considered upkeep and location come together in a way that feels confident, stylish and cosy.

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IF YOU LIVED HERE...

The building showcases a classic period style, with warm brickwork and evenly proportioned windows creating a strong, established appearance. The overall elevation is balanced and harmonious, offering an assured first impression. Inside, the home unfolds in a natural, easy way, beginning with a welcoming hallway where daylight filters in through the glazed panel above the front door. This gentle introduction sets the tone, leading through to a reception room that comfortably accommodates both seating and dining. Warm-toned flooring runs throughout, grounding the room and giving the interior a cohesive quality, while a generous window brings in plenty of daylight. The kitchen continues this approach, with pale cabinetry and simple finishes creating an airy, relaxed backdrop, making it a practical setting for everyday routines. Further along, the double bedroom includes built-in wardrobes, offering a restful retreat with space for additional furniture without compromise. The bathroom is finished in a fresh, neutral palette, with clean-lined tiling and a frosted window that allows daylight in while maintaining privacy, complemented by a recent shower refit featuring quality Nosa fittings and a well-chosen vanity that adds a subtle sense of polish. A separate WC sits alongside, neatly presented and naturally lit, rounding off a home that is

thoughtfully arranged and quietly confident throughout. Set in a lively and well-established part of Hackney, the surrounding area blends generous green space with one of East London's most varied food and drink scenes. Hackney Downs Park is practically on the doorstep, offering open lawns, tennis courts and an easy escape outdoors, while London Fields adds to the appeal with its much-loved lido and wide open stretches. Day-to-day favourites include Bayte & Bean, known for quality coffee and relaxed brunches, alongside destination dining at Mambow, recently voted Time Out's Best Restaurant in London, and My Neighbours the Dumplings for bold, flavoured plates. Characterful local pubs such as The Pembury Tavern complete the picture with a strong neighbourhood atmosphere and a highly regarded food and drinks offering.

WHAT ELSE?

Transport links are well placed, with Hackney Downs Station just a five-minute walk away, offering direct Overground services towards Liverpool Street and beyond. Hackney Central Station is around ten minutes on foot, providing further connections across East London. A wide choice of bus routes nearby adds even more flexibility for moving around the city.



A WORD FROM THE OWNER...

"My girlfriend and I have loved living here for the past four years. There's so much good stuff that's walkable. The fact the Chesham Arms is 10 minutes away was a big selling point for me. And since we've lived here we've also become big fans of the Pembury Tavern on the corner, People's Wine towards Dalston, Yard Sale pizza, Elliot's for a steak dinner, the Dusty Knuckle bakery for a Saturday morning sourdough run, Broadway Market and Stoke Newington Church street for outrageous shopping, and bougie gym Blok for reformer pilates and the sauna and cold plunge. The neighbourhood is really green - Hackney Downs, Victoria Park, Clissold Park and London Fields are all within easy reach and I love running up the canal past the Princess of Wales (very good for summer drink) to Walthamstow Wetlands. The estate is quiet and the neighbours are friendly and welcoming. We meet up for drinks, look after each others post and there are community fireworks on New Year's Eve. Both of us commute to jobs in central/north and the flat is really well located for that. It's easy to get to Liverpool Street and on to the Elizabeth Line from Hackney Downs. Hackney Central is really well connected (you can get to King's Cross in 25 minutes on a good day)."

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