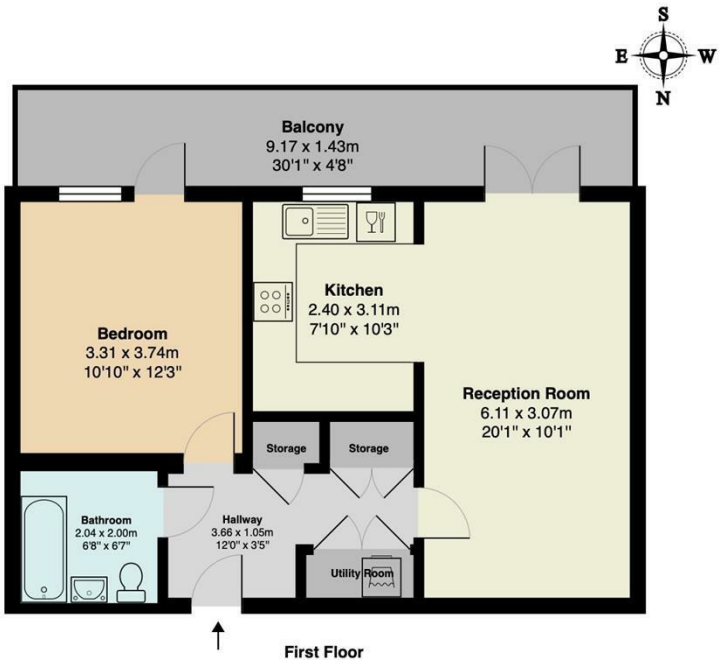




Reception Room
20'0" x 10'0"

Kitchen
7'10" x 10'2"

Balcony
30'1" x 4'8"

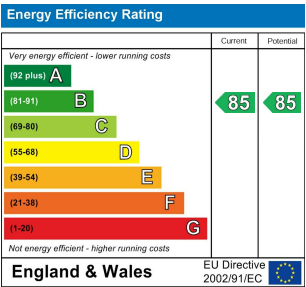
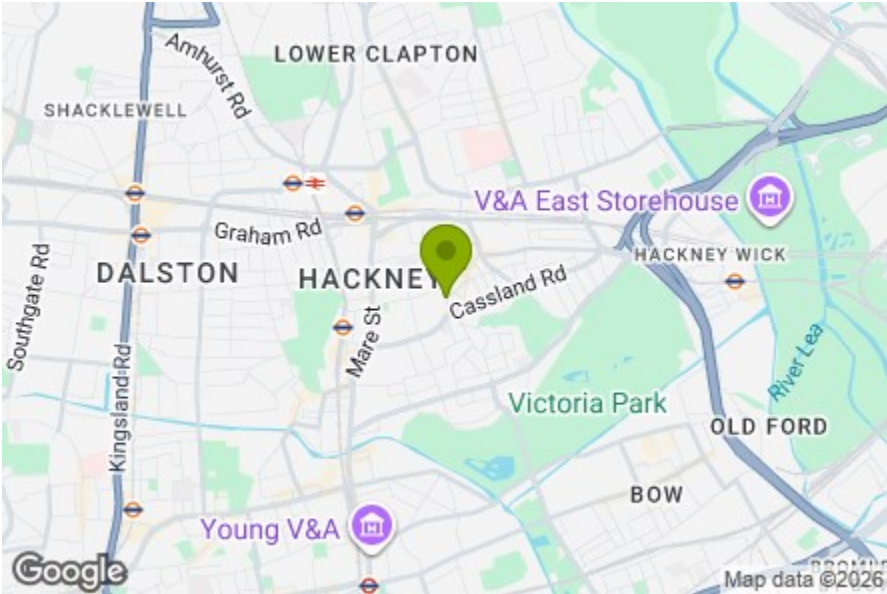
Bedroom
10'10" x 12'3"

Bathroom
6'8" x 6'6"

Storage

Utility Room

Total Area: 59.1 m² ... 636 ft² (excluding balcony)
All measurements are approximate and for display purposes only



WILMOTT COURT, LODDIGES ROAD, HACKNEY

Offers In Excess Of £440,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Apartment
- First Floor
- Beautifully Presented Throughout
- Over 630 sq.ft
- Private South Facing Balcony
- Ample Storage and Utility Room

A beautifully presented one bedroom first floor apartment with over 630 square feet of well-planned living space, a generous south facing balcony and excellent storage throughout. Set in the heart of Hackney, you're moments from Broadway Market, London Fields and Victoria Park, with an ever-changing choice of independent cafés, restaurants and shops all close by.

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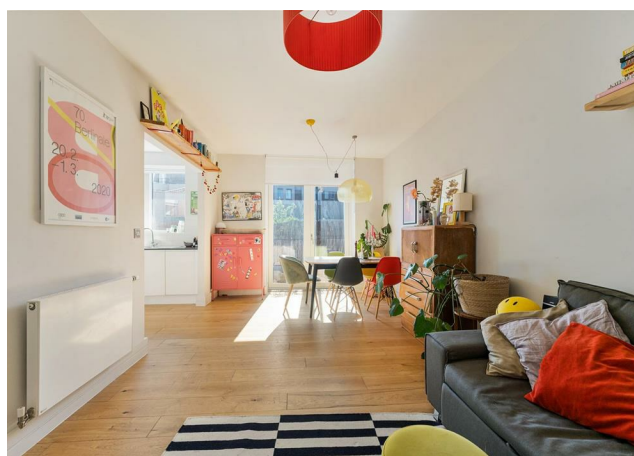
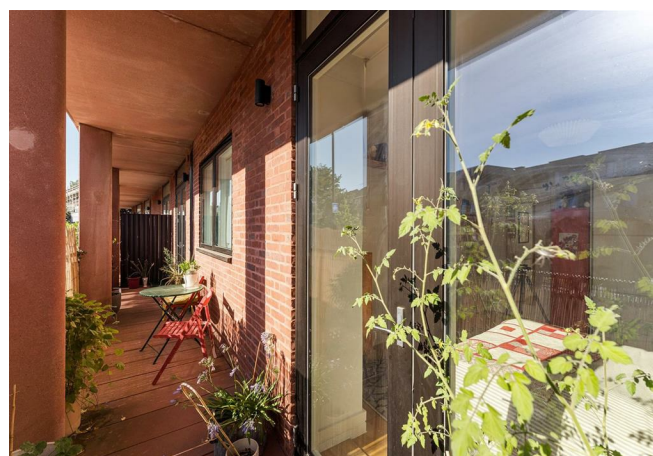
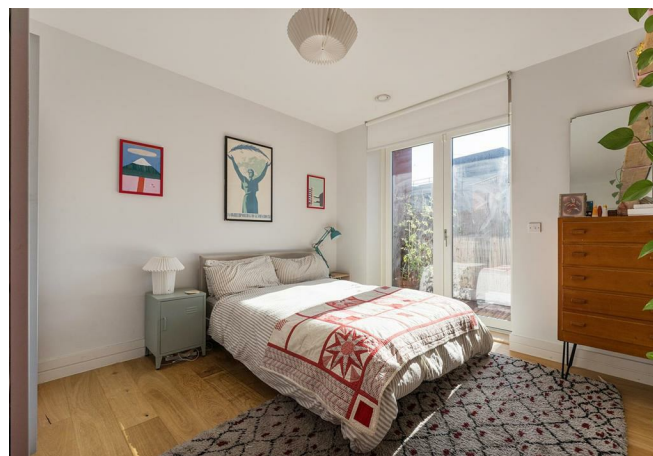
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IF YOU LIVED HERE...

Step inside and a central hallway connects every room, creating a practical layout with plenty of built-in storage as well as a separate utility room. The reception room stretches over 20 feet in length, offering distinct areas for relaxing and dining, while full-height glazed doors open directly onto the private south facing balcony. Running the length of the apartment, it's a wonderful extension of the living space and an inviting spot for morning coffee or an evening meal in the sun.

The separate kitchen sits alongside the reception and is finished with clean, contemporary cabinetry, generous worktop space and plenty of natural light from its own window. Across the hallway, the double bedroom is a calm and comfortable retreat with direct access to the balcony, creating an easy connection between inside and out. The bathroom is neatly finished with a bath and overhead shower, while the thoughtful addition of two storage cupboards and a separate utility room helps keep day-to-day living organised. Beautifully maintained throughout, the apartment is

ready to move straight into.

WHAT ELSE?

- Broadway Market, Mare Street Market and London Fields are all within easy walking distance, offering everything from independent coffee shops and bakeries to neighbourhood restaurants, while nearby favourites include My Neighbours the Dumplings, Paulie's Bagels and Huong Vietnamese.
- Despite the central location, you're surrounded by green space. Victoria Park, Well Street Common and London Fields are all close by, with the lido, tennis courts and open lawns perfect for making the most of weekends.
- London Fields, Hackney Central and Homerton stations are all within easy reach, while excellent bus connections, including the 55 into central London, make travelling across the city straightforward.



A WORD FROM THE OWNER...

"We still feel so lucky to have found this flat over 5 years ago - after a demoralising search for a first home of our own in the city, it felt like rare find. Set within such a well designed building with lovely neighbours, the flat itself has been practical and joyful place for us to live in and experience all Hackney has to offer. With roomy dimensions for a one bed, it has been a space for us to cook and relax, have our friends and family round, work from home, grow plants and eat out on the balcony, as well as accommodating our baby in the first year of her life. We love to be able to nip out to London Fields Lido in our lunch breaks, and heading to Victoria Park Village or Broadway Market for coffee at the weekends. Having Well Street Common and Victoria Park gives you endless options for walks and it's incredibly practical to have amenities such as the overground, buses and the supermarket and post office over the road. We'll be truly sad to leave and hope the next owners will be as happy here as we have been!"

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