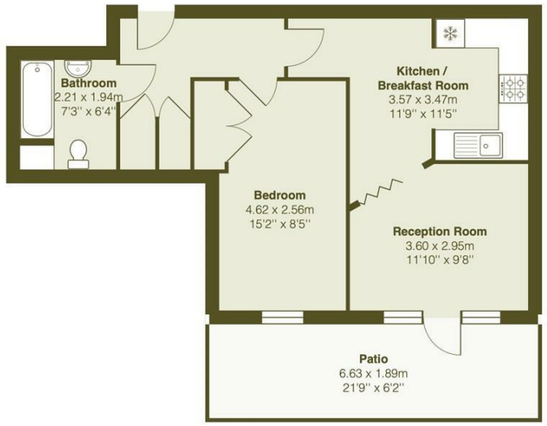
THE STOW BROTHERS



Ground Floor

Total Area: 47.3 m² ... 509 ft² (excluding patio)

All measurements are approximate and for display purposes only

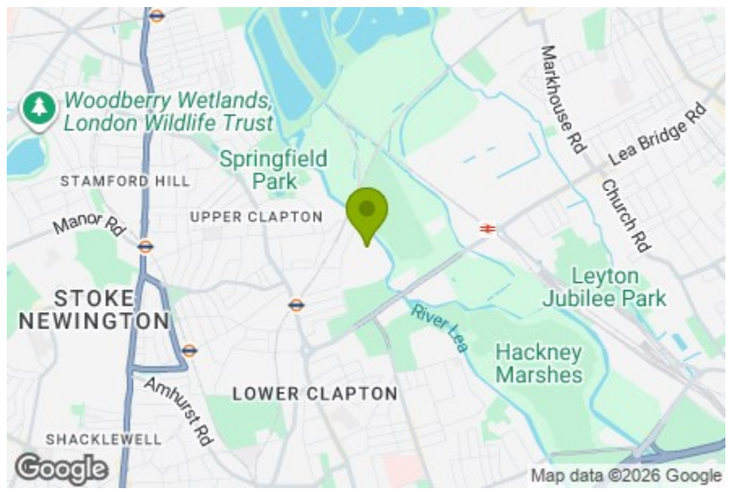
Reception Room
11'9" x 9'8"

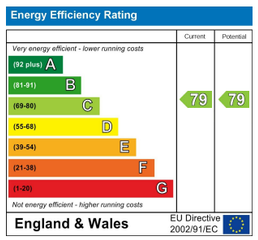
Kitchen / Breakfast Room
11'8" x 11'4"

Bedroom
15'1" x 8'4"

Bathroom
7'3" x 6'4"

Patio
21'9" x 6'2"





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WOODMILL ROAD, HACKNEY

Offers In Excess Of £335,000 Leasehold

1 Bed Flat

Features:

- One Bedroom Apartment
- Beautifully Presented
- Private Balcony
- Moments Away from River Lea
- Proximity to Clapton Station

A beautifully presented one bedroom apartment in Clapton, with a private patio and the River Lea close by. Clapton Station is within easy reach, while the surrounding streets put you close to Hackney's green spaces, independent places to eat and drink, and the neighbourhood feel that makes this part of E5 such an easy place to settle into.

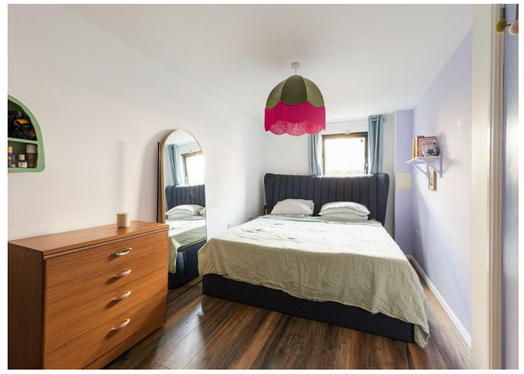
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IF YOU LIVED HERE...

The reception room is a bright, comfortable space, with a clean finish and plenty of room to create distinct areas for relaxing and dining. It opens directly onto the private patio, which runs across the width of the apartment and gives you a generous stretch of outdoor space for pots, planting and a table and chairs. The separate kitchen/breakfast room sits just behind, with plenty of worktop space and room to eat, keeping the main living area free for lounging and entertaining.

Next door, the bedroom is a generous double at over 15 feet long, giving you good flexibility for freestanding furniture alongside the bed. The bathroom sits off the hallway and includes a bath, while useful cupboards provide additional storage between the bedroom and bathroom. At around 509 square feet internally, the apartment has a straightforward layout, with the main rooms arranged around the central hallway and the patio accessed directly from the reception.

WHAT ELSE?...

The River Lea and Hackney Marshes are close by, giving you plenty of green space and waterside routes for walking, running and cycling.

Locally, you've got plenty to choose from, including Casey's, The Crooked Billet and The Clapton Hart, with Chatsworth Road adding more cafés, shops and places to eat.

Clapton Station provides Overground services towards Liverpool Street, while nearby bus routes offer direct connections towards Central London and across East London.



A WORD FROM THE OWNER...

"This property allowed me to live independently east London; exploring the city, building independence and embedding myself in the creative scenes of Hackney and Walthamstow. I spent weekends walking the local marshes, brunch in Stoke Newington, cocktails in Dalston and shopping in Stratford. I love the quick access to Liverpool st station, vast expanses of wildlife and local marshland on my doorstep. It's possible to walk north up the river and get to Walthamstow Wetlands, or walk south and get to Stratford within 40 minutes. The area is quiet, safe, there is a mixture of families, young people and seniors and a truly diverse population."

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