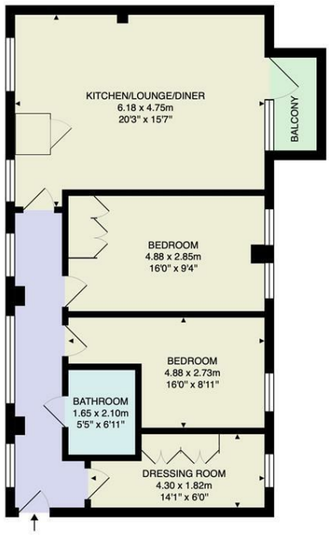


FIRST FLOOR

Total Area (Excluding Balcony): 75.5 m² ... 812 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.

Kitchen/Lounge/Diner
20'3" x 15'7"

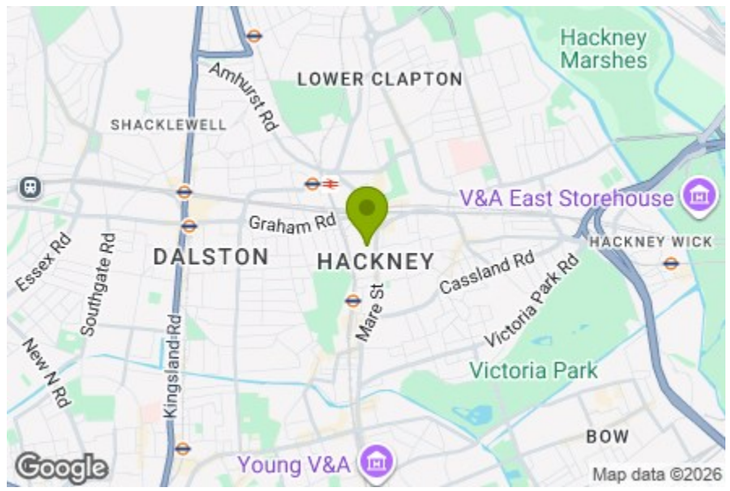
Bedroom
16'0" x 9'4"

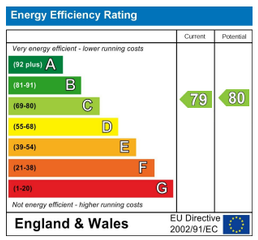
Bedroom
16'0" x 8'11"

Dressing Room
14'1" x 5'11"

Bathroom
5'4" x 6'10"

Balcony





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
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

THE STOW BROTHERS

SALES
LETTINGS
NEW HOMES
INVESTMENT & DEVELOPMENT

READING LANE, HACKNEY

Offers In Excess Of £625,000 Leasehold
2 Bed Flat

Features:

- Two/ Three Bedroom Flat
- In the Heart of Hackney
- First Floor
- Private Balcony
- Over 800 sq.ft
- Beautifully Presented
- Moments from London Fields

A beautifully presented two bedroom flat with a calm and welcoming feel set on the first floor of a well-kept building on Reading Lane. Right in the heart of Hackney, you're perfectly placed for the neighbourhood's cafés, restaurants and cultural spots, with green spaces and strong transport links all within easy reach.

REQUEST A VIEWING
0208 520 3077

REQUEST A VIEWING
0208 520 3077

IF YOU LIVED HERE...

Set across more than 800 square feet, this thoughtfully arranged home offers a bright and welcoming sense of space throughout. Windows on both sides of the flat allow natural light to flow through the home across the day, while the main living area is an open kitchen, lounge and dining room measuring over twenty feet in length, creating a generous central hub for everyday living. Doors open directly onto a south facing private balcony, bringing in plenty of light and offering an easy spot to step outside with a morning coffee or an evening drink.

Both bedrooms sit quietly away from the living space and are impressively proportioned, each stretching to around sixteen feet in length. One bedroom is complemented by a separate dressing room, adding useful storage and flexibility to the layout. A neatly finished bathroom sits centrally between the rooms, completing a practical and well considered layout that flows naturally from space to space.

WHAT ELSE?

London Fields and Broadway Market are both just a short walk away, offering open green space, the Lido, and a lively stretch of independent cafés, restaurants and the well-loved weekend market.

Close by you'll find Wilton Way, a characterful neighbourhood street, home to independent favourites including Violet Bakery and the Spurstowe Arms.

Hackney Central and Hackney Downs stations are both within easy reach, offering Overground connections across London, alongside a range of bus routes running into the City and Central London.

A WORD FROM THE OWNER...

"I've lived here for 23 very happy years. I've watched Hackney change enormously and am so lucky to have a flat so central to the buzz and greenery of the east end. London fields is a stones throw, Victoria park just 12 mins walk away and Broadway market a 10 minute walk. You're so close to all the best restaurants, pubs, the Hackney picturehouse cinema and tennis courts / gym / reformer Pilates.

We have new Japanese restaurant Yumi just 80m on the same road and Lardo and Pophams bakery just 100m away. Here you are in the thick of the action but as the road isn't a through road, there is minimal noise / disruption from traffic outside and as the building only contains 6 flats, it's a small and quiet apartment block. The flat is so convenient for all main bus routes (from the town hall), Hackney Central/Downs And London Fields are 5-10 mins walk away.

The flat is super bright as there are windows are on both sides so light streams in from the north and south aspects throughout the day. The open plan living room and kitchen is super welcoming and large for a new build and it's rare to find high ceilings and wide doors in new builds like you do here."

FOLLOW US ↪ @STOWBROTHERS
STOWBROTHERS.COM