



First Floor

Total Area: 55.9 m² ... 602 ft² (excluding balcony)
All measurements are approximate and for display purposes only

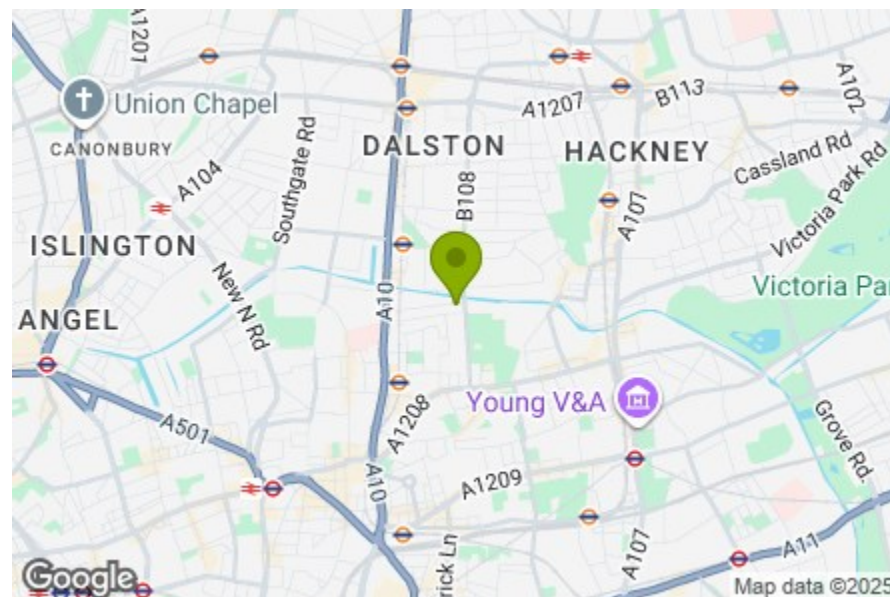
Utility / Storage
5'9" x 4'7"

Bathroom
6'10" x 9'6"

Kitchen
11'0" x 6'8"

Reception Room
11'5" x 15'3"

Balcony
10'3" x 6'7"



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	76	76
	EU Directive 2002/91/EC	



LABURNUM STREET, HAGGERSTON

£450,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Home
- First Floor Property
- Beautifully Presented
- Private West Facing Balcony
- Moments from Haggerston Park
- Short Walk to Hoxton Station
- Approx 602 Square Foot

This is a fantastic opportunity to make your home in a beautifully finished one-bedroom apartment, perfectly positioned between Hoxton Station and Haggerston Park, right by the Regent's Canal.

Set on the first floor, the apartment offers 602 square feet of immaculate living space, complete with a west-facing private balcony that's ideal for catching the afternoon sun. You'll also appreciate the generous storage, handy utility space, and thoughtful design throughout.

REQUEST A VIEWING
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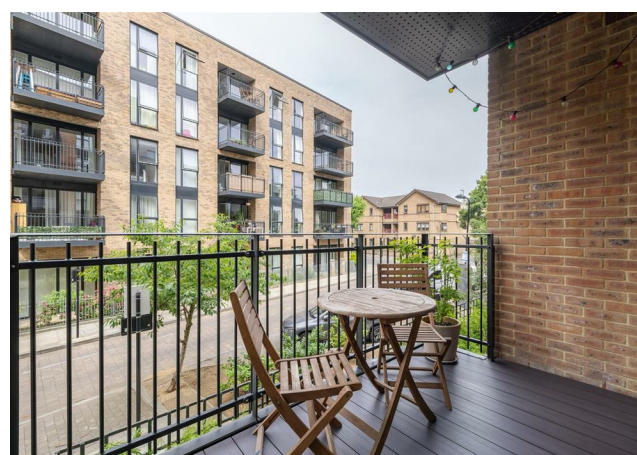
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IF YOU LIVED HERE...

Thanks to its immaculate condition, you can settle in straight away and start welcoming friends and family to your beautiful new apartment. The calming neutral palette throughout makes it easy to add your own style – unpacking and making it feel like home will be a breeze.

Your bright, spacious living area is finished with smart flooring that runs the length of the space, creating a lovely sense of flow. With the kitchen tucked neatly at the rear, there's plenty of room to balance work, rest and play. When it's time to entertain, you'll appreciate the sleek worktops, integrated appliances and smart cabinetry that make cooking a joy.

The west-facing balcony is a brilliant bonus – generously sized, covered, and ready to enjoy year-round.

The bedroom is just as pristine, with soft carpeting and more of that neutral décor. Off the hallway, you'll find two built-in storage cupboards and a handy utility room, while the smart, modern bathroom completes the home beautifully.

Head outside and you'll find yourself in the heart of dynamic of East London – an area that attracts visitors from around the globe, but that you can call your home. As well

as fantastic bars and restaurants, you've got plenty of green space, including Haggerston Park, which houses the brilliant Hackney City Farm. In the other direction you'll also find the charming Museum of the Home, set in beautiful gardens with a lovely cafe. Just north, the Regent's Canal meanders by, creating a calm mood amongst the hustle and bustle.

As well as being home to such iconic institutions, this area is constantly evolving, so exploring will never get boring. Get ready for a busy time ahead!

WHAT ELSE?

- Eight minutes away, Hoxton station sits on the Windrush Line between Haggerston and Shoreditch High Street. The area is also served well by bus routes, and as it's so central, walking is incredibly easy (especially to the city).
- You're spoilt for choice with pubs and bars, but Signature Brew Haggerston would be a good first stop, with its excellent beer and music. Then try a pint at Fanny Nelsons, a pub previously named after Lord Horatio Nelson and now in tribute to his wife.
- You have to get to Columbia Road Flower Market early to skip the crowds of tourists, but that's not a problem for you since you live so nearby. Grab a takeout from one of the many fantastic coffee shops and soak of the scenes, knowing you can escape if it gets too much.



A WORD FROM THE OWNER...

"We love being in the heart of East London and having lots to do nearby, with an abundance of pubs, restaurants, galleries and music spaces to enjoy. One of our favourite things to do is walk along the canal and visit the farmers market in Victoria Park."

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