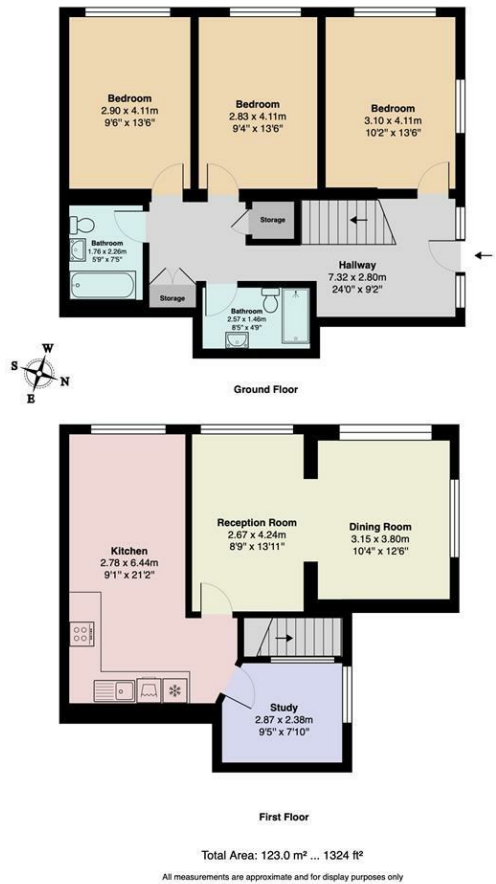




Bedroom
10'2" x 13'5"

Bedroom
9'3" x 13'5"

Bedroom
9'6" x 13'5"

Bathroom
5'9" x 7'4"

Storage

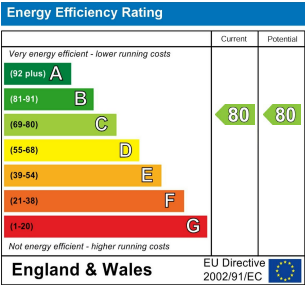
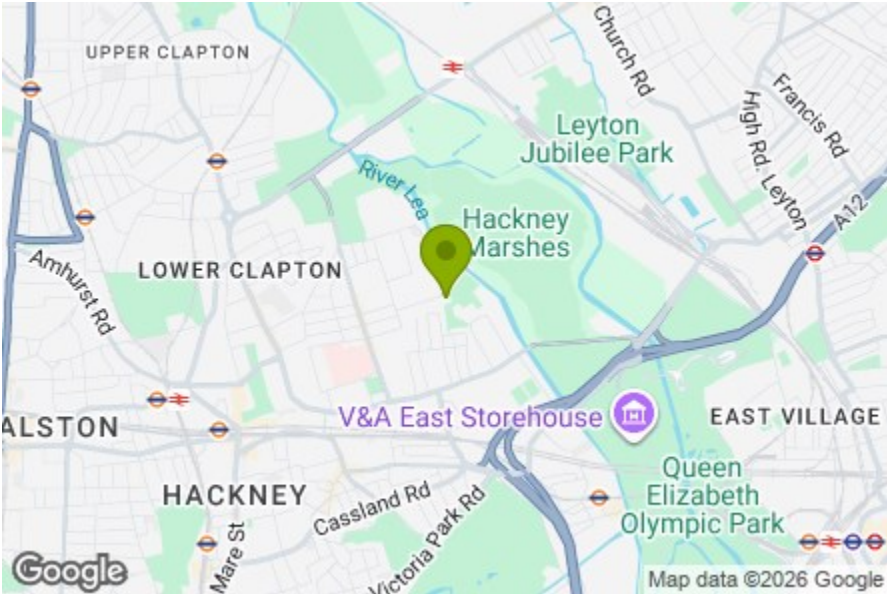
Bathroom
8'5" x 4'9"

Reception Room
8'9" x 13'10"

Dining Room
10'4" x 12'5"

Kitchen
9'1" x 21'1"

Study
9'4"



DAUBENEY ROAD, HACKNEY
Offers In Excess Of £575,000 Leasehold
3 Bed Apartment



Features:

- Three Bedroom Apartment
- Two Bathrooms
- Arranged Over Two Floors
- Over 1300 sq.ft
- Concierge
- Residents' Gym

Close to the green spaces of the River Lea and Hackney Marshes, this spacious three bedroom apartment is arranged over two floors and offers more than 1,300 square feet of living space. Residents also benefit from a concierge and on-site gym, while Chatsworth Road's popular cafés, pubs and Sunday market are within easy reach.

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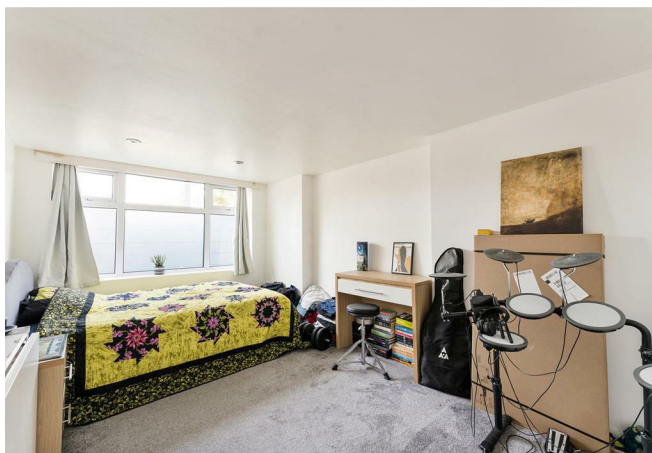
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IF YOU LIVED HERE...

Arranged across two levels, the apartment offers a flexible layout with a clear separation between living and sleeping spaces. Upstairs, the generous kitchen runs the full depth of the home, with plenty of worktop space, fitted cabinetry and room to cook and gather. Alongside, the reception room opens through to a separate dining room, creating two distinct yet connected spaces for everyday life, entertaining or quieter evenings at home. There's also a separate study, ideal for home working or creative projects.

The ground floor is dedicated to the bedrooms, with three comfortable doubles arranged off a wide central hallway. The principal bedroom sits to one side, while two further bedrooms provide flexibility for family, guests or additional workspace. Two bathrooms on this level make busy mornings easier, with one featuring a bath and the other a walk-in shower. Storage is thoughtfully incorporated into the hallway, helping to keep the living areas uncluttered, while large windows throughout the

apartment bring in plenty of natural light.

Residents of the development also benefit from a concierge service and a well-equipped gym, adding extra convenience to everyday living.

WHAT ELSE?

- Chatsworth Road is within easy walking distance, lined with independent favourites including The Elderfield, L'Epicerie 56 and Ribbons & Taylor, alongside its popular Sunday market.
- For green space, you're close to Hackney Marshes, Millfields Park and the River Lea, with miles of walking and cycling routes to explore.
- Clapton Station is nearby for Overground services into Liverpool Street, while a range of local bus routes make it easy to reach Hackney Central, Dalston and the City.



A WORD FROM THE OWNER...

"Our flat has a phenomenal layout, with huge living areas which are significantly lighter and more open than many in London. The floor to ceiling windows across the living floor lead to wonderful natural light, especially in the sunnier months, and the open layout make it easy to arrange the living areas for a range of purposes. We have had a great time hosting friends and family throughout our years here. The area surrounding the flat is green and inviting, with lovely views out of all of our windows. It is well maintained by the managing agent, and the communal grass right outside our door is perfect for picnics when the weather is sunny. The flat is also in a great location. We have Daubeney Fields just around the corner, as well as lovely walks along the canal and through the Hackney Marshes. Homerton Overground station is a fifteen minute walk away and there are good bus links closer by. Chatsworth Road is just a few minutes walk away, with great access to shops, groceries and a fantastic Sunday market that we've rarely missed in the time we've spent here!"

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