

Bedroom  
14'7" x 9'4"

Kitchen  
10'2" x 13'8"

Bathroom  
5'7" x 9'10"

Reception  
15'1" x 11'3"

Bedroom  
10'9" x 10'9"

Storage

Total Area: 64.9 m<sup>2</sup> ... 698 ft<sup>2</sup>

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.



## BUXHALL CRESCENT, HACKNEY

Offers In Excess Of £425,000 Leasehold  
2 Bed Flat

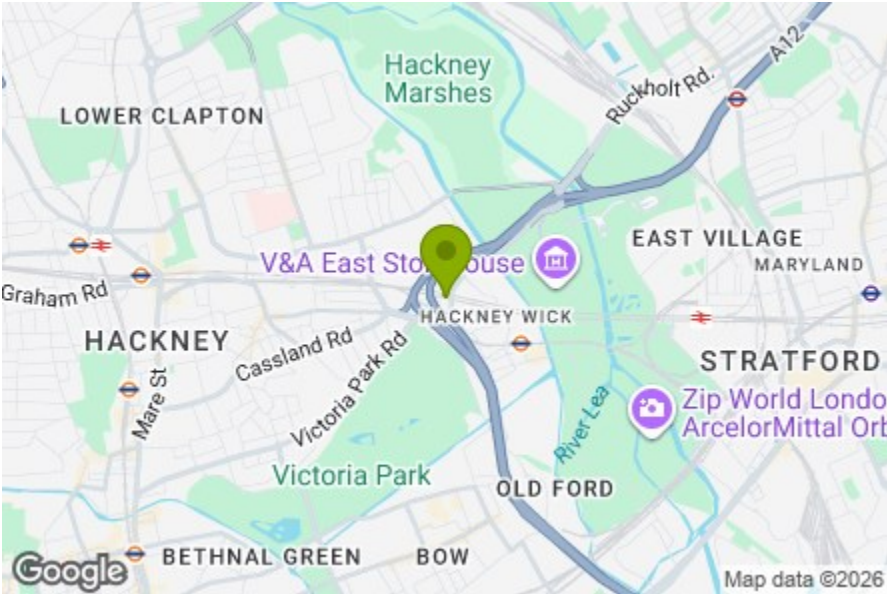


### Features:

- Two Bedroom Property
- Beautifully Presented Throughout
- Second Floor
- Purpose Built Property
- Moments From Victoria Park
- Short Walk to Hackney Wick
- Approx 698 Square Foot

Set within a purpose-built development, this second-floor home offers just under 700 square feet of carefully arranged living space. Two well-sized bedrooms sit alongside a light-filled and flowing layout, creating a setting that feels both welcoming and versatile. Thoughtful design ensures the proportions are balanced throughout, with subtle detailing enhancing the sense of comfort. The location adds further appeal, only moments from the open green spaces of Victoria Park and within easy reach of Hackney Wick Station, offering straightforward connections and a vibrant scene on the doorstep.

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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	EU Directive 2002/91/EC	

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

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@STOWBROTHERS





#### IF YOU LIVED HERE...

Set on the second floor, this home unfolds with a spacious hallway where warm wooden flooring runs through to each room. Two built-in cupboards provide useful storage while keeping the space feeling open. From here, the hallway leads into the reception room, a well-proportioned space filled with natural light from full-height glazing that opens onto a Juliet balcony. Wooden flooring continues underfoot, while bespoke shelving and cabinetry add both style and substance, creating a striking focal point. With ample room for seating and entertaining, this is a versatile setting to enjoy throughout the day. Naturally lit and thoughtfully arranged, the kitchen offers plentiful cabinetry and work surfaces. Tiled flooring underlines its contemporary feel, while two windows ensure the room is bathed in light. A dining nook completes the space, making it ideal for relaxed meals or morning coffee. The bathroom carries a fresh, calming atmosphere. A bath with overhead shower is set against understated finishes, with an illuminated mirror bringing a soft glow that adds depth and a touch of refinement. Both bedrooms are well-sized. The principal room is airy and light, its proportions lending themselves well to restful comfort while leaving room for personal touches. The second bedroom also benefits from a large window, its

simple layout making it a sunlit and inviting retreat. Altogether, the property balances light, space, and thoughtful design, offering a home that feels both comfortable and quietly refined. Surrounding streets brim with energy, blending canalside charm, green expanses and a thriving creative scene. Just moments away, Thingy Café is perfect for a laid-back coffee, while Number 90 Bar brings lively evenings of music and riverside drinks. A stroll along the canal leads to Barge East, where dining aboard a historic Dutch vessel makes for a memorable experience. Fish Island adds another layer of character, with Ethical Bean Company Coffee Shop, INIS and Two More Years drawing a vibrant crowd. For time outdoors, Victoria Park offers leafy walks, a bustling weekend market and the much-loved Peoples Park Tavern, while the vast Queen Elizabeth Olympic Park provides endless space to discover.

#### WHAT ELSE?

Hackney Wick Station is just over ten minutes away, connecting you swiftly to the Overground network and beyond. Local bus routes also serve the area well, offering travel to surrounding areas such as Stratford, Shoreditch and Dalston, as well as central London. Whether heading into the city or exploring the nearby creative hubs and green spaces, the variety of transport options ensures excellent connectivity for both daily commutes and weekend outings.



#### A WORD FROM THE OWNER...

"We've absolutely loved living in Hackney Wick - a neighbourhood that's buzzing with creativity and character. From artisan coffee shops and independent restaurants to lively bars and the ever-bustling canal, there's always something new to discover. Just a five-minute stroll brings you to the beautiful Victoria Park, perfect for weekend picnics or morning runs, while Westfield Stratford is only a short ride away for shopping and access to one of London's major transport hubs. Despite the vibrant energy all around, our corner of Hackney Wick feels calm and peaceful. Surrounded by green spaces like Victoria Park, Mabley Green, and the Wick Woodlands, it offers a rare balance: city living with nature at your doorstep. Add in the excellent transport links - with the Overground and bus routes nearby - and it really is the best of both worlds."

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