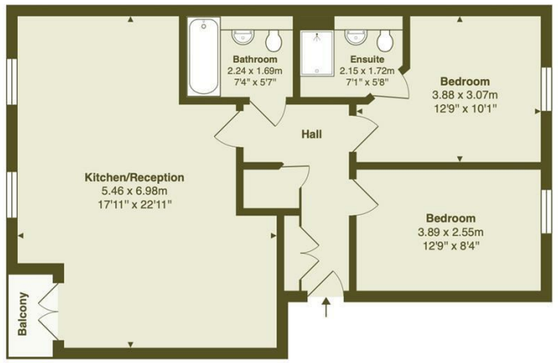
THE STOW BROTHERS



First Floor

Total Area (Excluding Balcony): 67.6 m² ... 728 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.

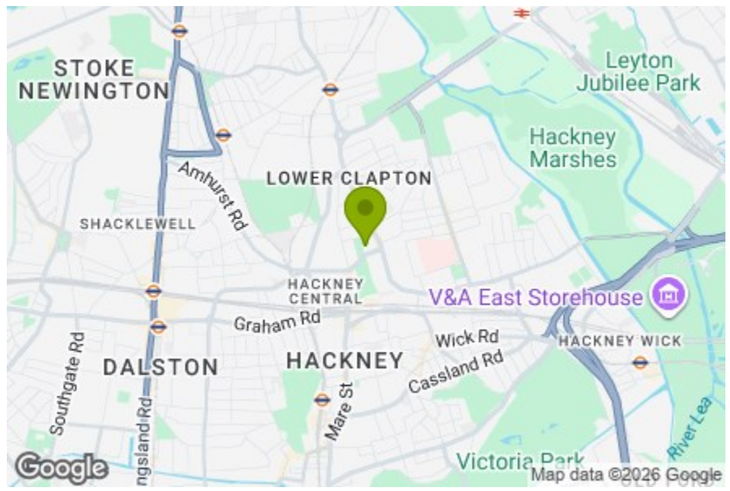
Kitchen/ Reception
17'10" x 22'10"

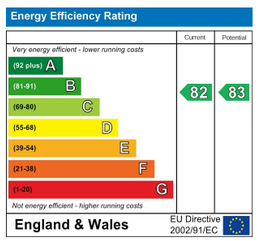
Bathroom
7'4" x 5'6"

Bedroom
12'8" x 10'0"

Ensuite
7'0" x 5'7"

Bedroom
12'9" x 8'4"





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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CLAPTON SQUARE, CLAPTON

Offers In Excess Of £600,000 Leasehold
2 Bed Apartment - Purpose Built

Features:

- Two Bedrooms
- Purpose Built Apartment
- Well Presented Throughout
- Two Bathrooms
- Over 700 Sq Ft
- Outdoor Balcony
- Close to Hackney Downs Station
- Chain Free

A beautifully presented two bedroom, two bathroom apartment overlooking the leafy surroundings of Clapton Square, with over 700 square feet of living space and its own outdoor balcony. Offered chain free, this purpose-built apartment is a lovely spot to call home, with neighbourhood cafés, independent restaurants and Hackney Central Station all close by. From morning coffees on the square to weekends exploring Chatsworth Road, there's plenty to enjoy right on your doorstep.

REQUEST A VIEWING
0208 520 3077















IF YOU LIVED HERE...

Step inside and you'll find a welcoming entrance hallway leading through to a generous open-plan kitchen and reception room. Real wood flooring brings warmth to the space, while large windows allow natural light to pour in. There's plenty of room to relax, entertain or gather around the dining table, with fitted shelving providing useful storage. The kitchen sits neatly alongside, making this a sociable space that works just as well for quiet evenings as it does for having friends over.

Both bedrooms are well proportioned, with the principal bedroom offering space for a double bed and wardrobes, alongside its own ensuite shower room. The second bedroom is currently arranged as a home office and guest room, giving you the flexibility to make the space your own. A separate family bathroom features white metro tiling, patterned flooring and a bathtub with an overhead shower.

Outside, the balcony offers a welcome spot for a morning coffee or a little fresh air at the end of the day. With two bathrooms, generous proportions and a well-considered layout, there's plenty to enjoy about life here.

WHAT ELSE?

- Kings Hall Leisure Centre is just a two-minute stroll away, with a swimming pool, sauna, steam room and fitness facilities. Whether it's a morning swim, Pilates class or something more energetic, there's plenty to keep you moving.

- Your new neighbours at The Square have you covered from morning coffee to evening cocktails, with brunch, dinner and wine on the menu too. For leisurely weekend mornings, local favourite Palaette is also nearby, serving a tempting selection of sweet and savoury brunch dishes.

- Chatsworth Road is within easy walking distance, where the weekly Sunday market brings together street food, independent traders and local produce. Hackney Central Station is your closest station, offering London Overground connections across East London, while Hackney Downs Station provides direct services to Liverpool Street. Hackney Downs and London Fields also offer plenty of green space to explore.



A WORD FROM THE OWNER....

"Genuinely feel a sad nostalgia seeing the photos of the flat as I haven't visited there's since moving to Amsterdam. This was our first home as a couple and it was perfect, I loved having friends over in the open plan living space, cooking on the island whilst looking out at the square. The flat is also really well sound insulated which is important to me as I'm a light sleeper but as it's concrete foundations you can't hear a peep from anyone! The block is small enough that everyone knows each other and keeps an eye out, there's a WhatsApp group and lovely sense of community.
Nearby you're spoilt for restaurants, bars and parks and nature - running round Hackney Downs or to the Marshes or up to the Wetlands. Chatsworth Road, London fields are all close, and right on your door step the bars and restaurants of Bohemia Place right by Hackney Central, there was never a boring weekend. And of course if you want to leave the area, you're on two overground lines so it's super well connected."

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