



Reception
11'4" x 24'7"

Kitchen/Diner
13'8" x 19'5"

Bedroom
14'10" x 10'9"

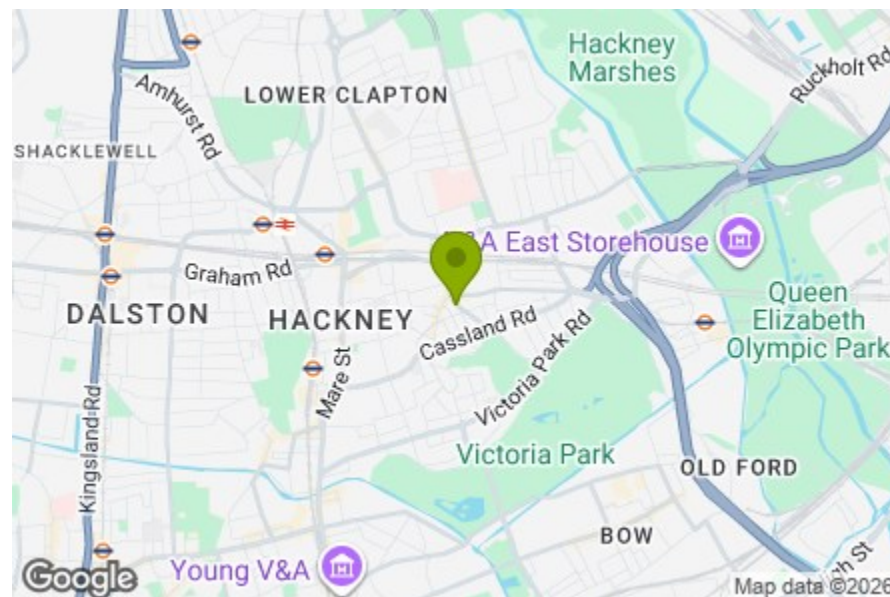
Bedroom
9'3" x 10'10"

Bathroom
8'0" x 11'0"

Garden
23'1" x 14'7"

Total Area: 96.0 m² ... 1033 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.



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		73	80
		EU Directive 2002/91/EC	



KENTON ROAD, HACKNEY

Offers In Excess Of £950,000 Freehold 2 Bed House



Features:

- Two Bedroom House
- Beautifully Presented
- Arranged Over Two Floors
- Moments Away from Victoria Park
- South West Facing Garden
- Over 1000 Square Foot
- Utility Room On The First Floor
- Newly Renovated
- Architecturally Designed

A beautifully presented and newly renovated and developed two-bedroom house, arranged over two floors with more than 1,000 square feet of living space and a south-west facing garden. Set on Kenton Road, you're moments from Victoria Park, with Well Street, Hackney Wick and London Fields all within easy reach for coffee, food and weekend wandering.

REQUEST A VIEWING
0208 520 3077

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

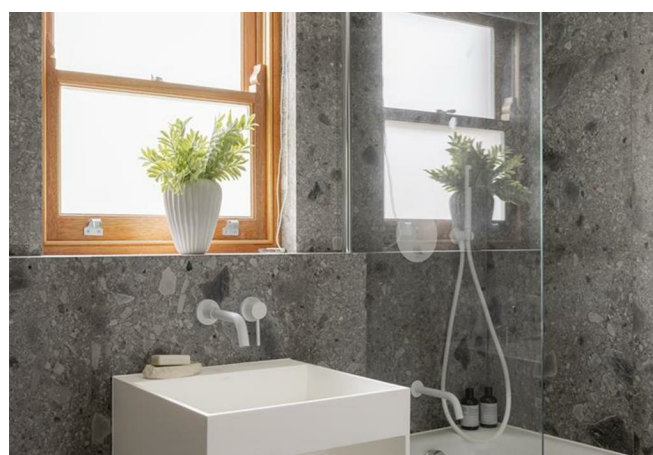
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

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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IF YOU LIVED HERE...

Step inside and the reception room sets a calm, welcoming tone, with a bay window, wood flooring and a fireplace creating a natural focal point. The room is generously proportioned, with space for both relaxing and dining, and a soft, neutral finish that feels easy to settle into.

To the rear, the kitchen/diner stretches out beautifully, creating a bright and sociable space for everyday living. Sleek cabinetry, integrated appliances, an island and skylights give the room a considered, contemporary feel, while wide glazing opens directly onto the south-west facing garden. Outside, there's a neat mix of lawn and paved seating space, well suited to summer evenings and low-maintenance weekends.

Upstairs, there are two bedrooms, both finished in a calm, understated palette. The principal bedroom sits to the front, with two windows drawing in plenty of natural light, while the second bedroom would work well for guests, a nursery or home office.

The bathroom is spacious and smartly finished, with a bath, separate shower, WC and wash basin.

WHAT ELSE?

- Victoria Park is moments away, offering wide open green space, cafés, Sunday markets, lakeside walks and plenty of room to unwind.

- Well Street is nearby for local favourites including independent cafés, shops and useful day-to-day amenities.

- Hackney Wick, London Fields and Broadway Market are all within easy reach, putting some of East London's best food, drink and creative spots close by.



WORD FROM THE EXPERT...

"I feel right at home living in Hackney, even though I am originally from Greece. You can be yourself, wear what you like and always feel welcome. The multicultural spirit shines through in the cafés, restaurants, shops and bars. From specialty coffee and Michelin star dining to parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway Market are full of community energy, great food and local makers. The marshes are ideal for dog walks, and nearby you can stop by the Princess of Wales for a Sunday roast, Here East for brunch or Crate Brewery for pizza and a local beer. Homes range from Victorian and Georgian houses to red brick local authority blocks and modern developments with shared roof terraces. I have truly found my place in Hackney, and it holds a special spot in my heart!"

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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