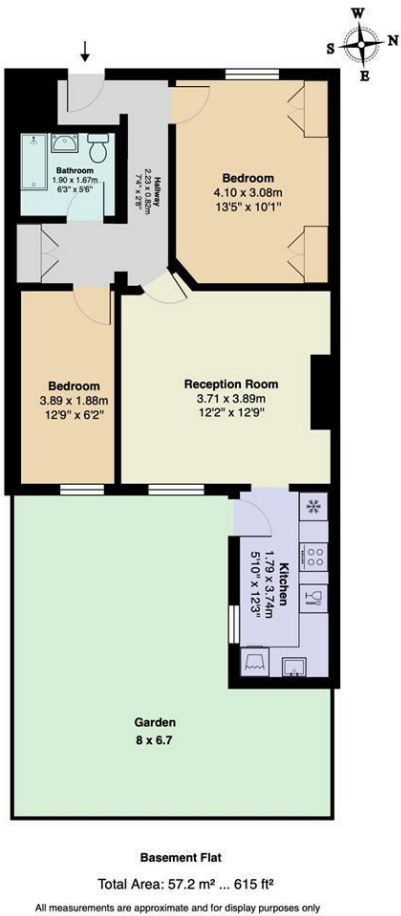




Hallway
7'3" x 2'8"

Bathroom
6'2" x 5'5"

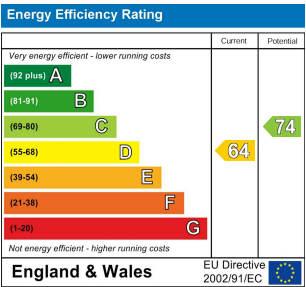
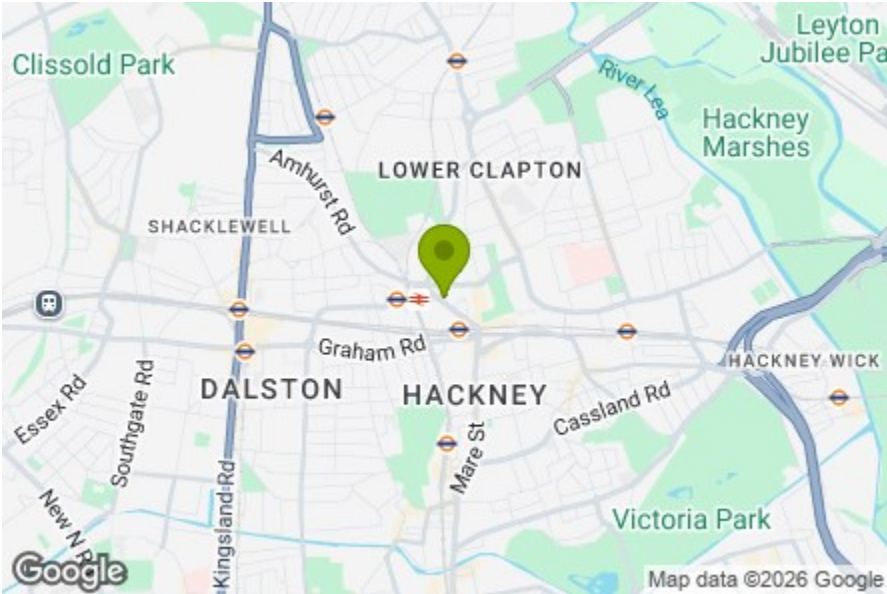
Bedroom
13'5" x 10'1"

Bedroom
12'9" x 6'2"

Reception Room
12'2" x 12'9"

Kitchen
5'10" x 12'3"

Garden
26'2" x 21'11"



AMHURST ROAD, HACKNEY

Offers In Excess Of £600,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Flat
- Ground Floor
- Victorian Conversion
- Large Private Garden
- Moments Away from Hackney Central and Hackney Downs Stations

A beautifully presented two bedroom ground floor Victorian conversion with a large private garden, ideally positioned between Hackney Central and Hackney Downs. Set in one of Hackney's most sought-after pockets, you're surrounded by independent cafés, restaurants, green spaces and excellent transport links, while enjoying a calm and characterful home of your own.

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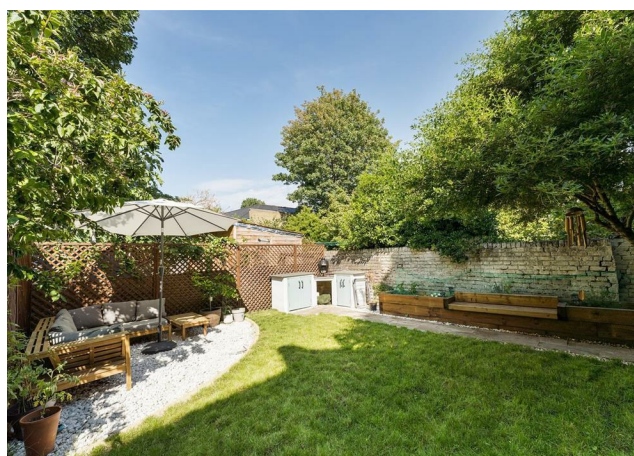
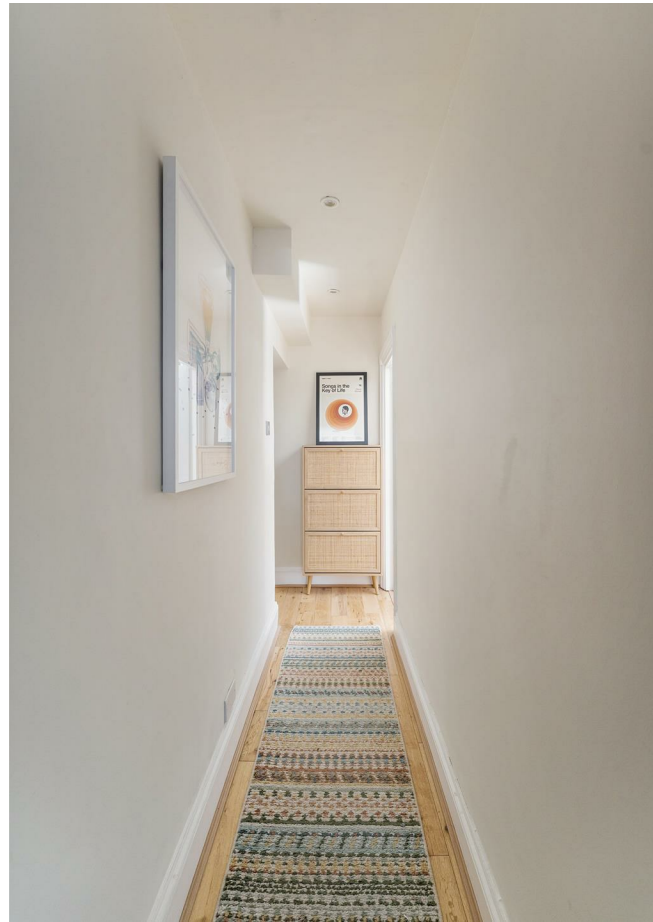
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IF YOU LIVED HERE...

Step through your own front door and into a thoughtfully arranged home unfolding across 615 square feet. At the heart of the apartment is a bright reception room, where soft green tones, natural wood finishes and large windows create a calm and welcoming atmosphere. There's ample room for both relaxing and dining, while the adjoining kitchen is smartly fitted with sleek white cabinetry, dark worktops and plenty of storage. From here, doors open directly onto the garden, creating an easy connection between inside and out during the warmer months.

The two bedrooms are positioned to the front and rear of the property. The principal bedroom is a generous double with a peaceful feel and plenty of natural light, while the second bedroom offers flexibility as a guest room, nursery or home office. A contemporary shower room sits just off the hallway, finished with crisp white tiling and modern fittings. Outside, the large private garden is a real highlight, with a substantial lawn and space for outdoor dining, gardening or simply enjoying a quiet

afternoon in the sunshine.

WHAT ELSE?

- Hackney Downs and Hackney Central stations are both just a short stroll away, offering Overground services and quick connections across East London, Liverpool Street and beyond.
- The area is packed with local favourites including Brunswick East, Tom's Pasta, Uchi Bake and The Pembury Tavern, while Mare Street and Lower Clapton Road offer an ever-changing mix of independent shops, cafés and restaurants.
- Hackney Downs Park is moments away for tennis courts, weekend walks and summer picnics, while London Fields, Broadway Market and the much-loved lido are all within easy reach.



A 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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