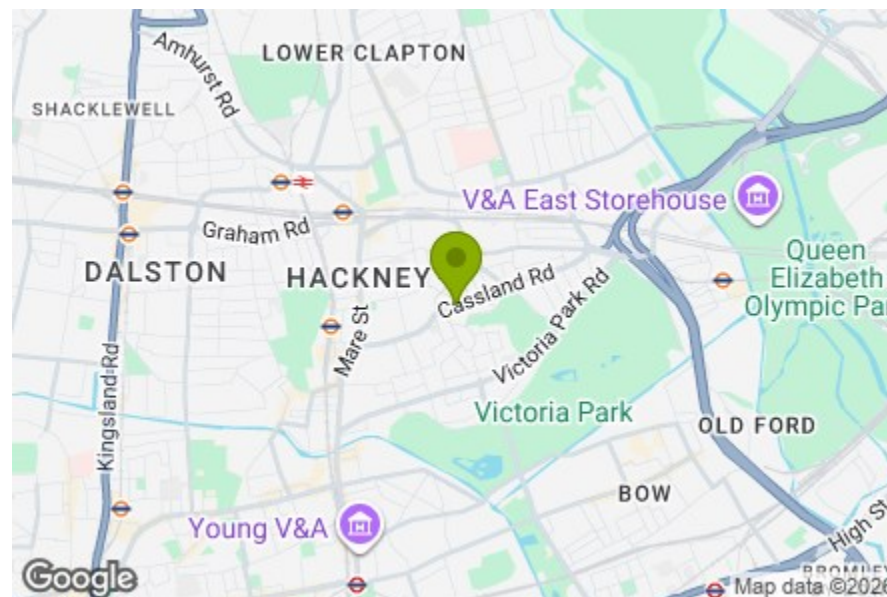


Total Area: 51.6 m² ... 555 ft²
All measurements are approximate and for display purposes only



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	



PICKERING CLOSE, HACKNEY

Offers In Excess Of £475,000 Leasehold
2 Bed Apartment



Features:

- Two Bedroom Apartment
- Allocated Parking Space
- Excellent Condition
- Secure Gated Development
- Over 550 SQFT
- Short Walk to Victoria Park and London Fields
- Communal Gardens

A bright and well-presented two bedroom apartment set within a secure gated development in one of Hackney's most desirable pockets. With allocated parking, access to communal gardens and over 555 square feet of internal living space, this home is perfectly placed for enjoying both Victoria Park and London Fields.

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

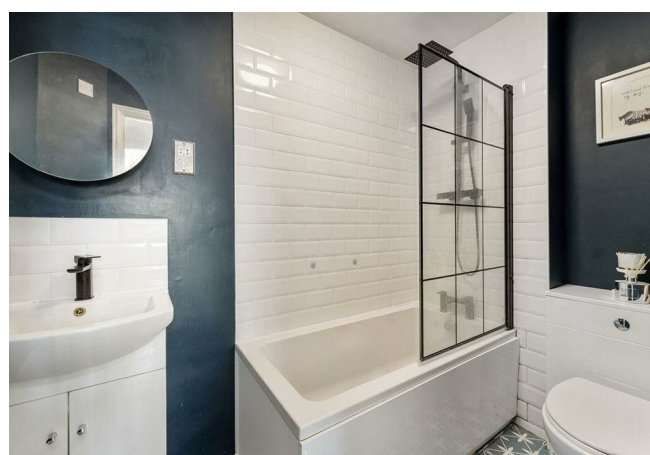
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



IF YOU LIVED HERE...

Set on the first floor, the apartment opens into a generous hallway with useful built-in storage, creating a practical arrival point and helping keep everyday essentials neatly tucked away. The reception room sits at the far end of the home, a bright and welcoming space measuring over 13 feet in length. Large windows fitted with elegant shutters bring in plenty of natural light while offering privacy when needed. Attractive flooring and soft neutral décor create a calm backdrop, with ample room for both seating and dining areas.

Just off the reception room, the separate kitchen is smartly presented with white cabinetry, ample worktop space and a window bringing in plenty of natural light. The layout works particularly well for day-to-day living, keeping cooking and entertaining areas distinct while maintaining a natural flow between the rooms.

Both bedrooms are positioned off the central hallway. The principal bedroom is a particularly comfortable double at 14'8" in length, while the second bedroom offers flexibility as a guest room, nursery or home working space. The bathroom has been stylishly updated with contemporary tiling, a bath with overhead shower and deep blue accent walls that add character without overwhelming the space. Throughout, the apartment feels carefully maintained and ready to move into.

WHAT ELSE?

- Despite all the urban buzz, this area has a surprisingly large amount of green space. As well as Well Street Common, Victoria Park is only a short stroll away, and home to some internationally renowned festivals including All Points East Festival and Field Day. London Fields isn't far either, perfect for a splash in the lido.

- You're spoilt for choice when it comes to exploring the neighbourhood. Broadway Market and Mare Street Market are both within walking distance, while Hackney Wick is close by, known for its canalside bars, independent cafés, creative studios and some of East London's best waterside walks. Start the day with a coffee at Broadway Market and finish with a pint in Hackney Wick.

- Transport is plentiful in this area with some excellent bus routes nearby, including the 55 into central London, as well as London Fields and Homerton stations, which are served by the Overground. If you have the time and energy, it's a pleasant wander into the city via Bethnal Green and Shoreditch.



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

REQUEST A VIEWING
0208 520 3077

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM