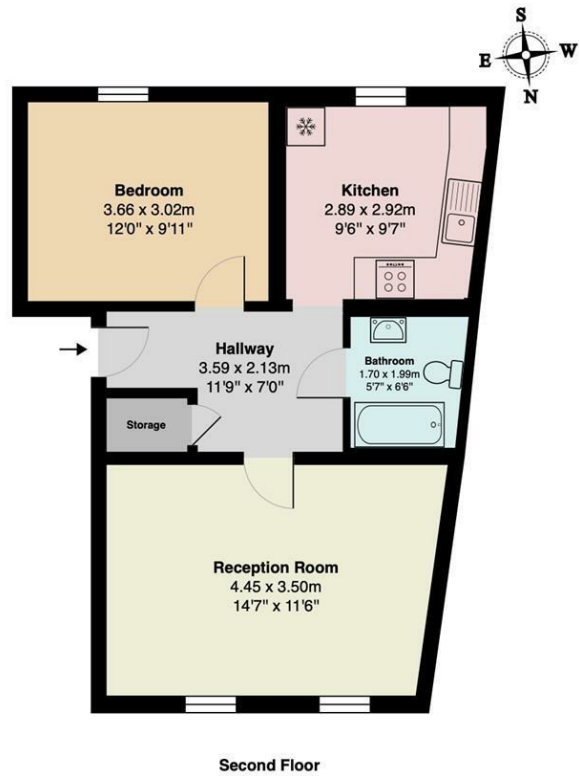
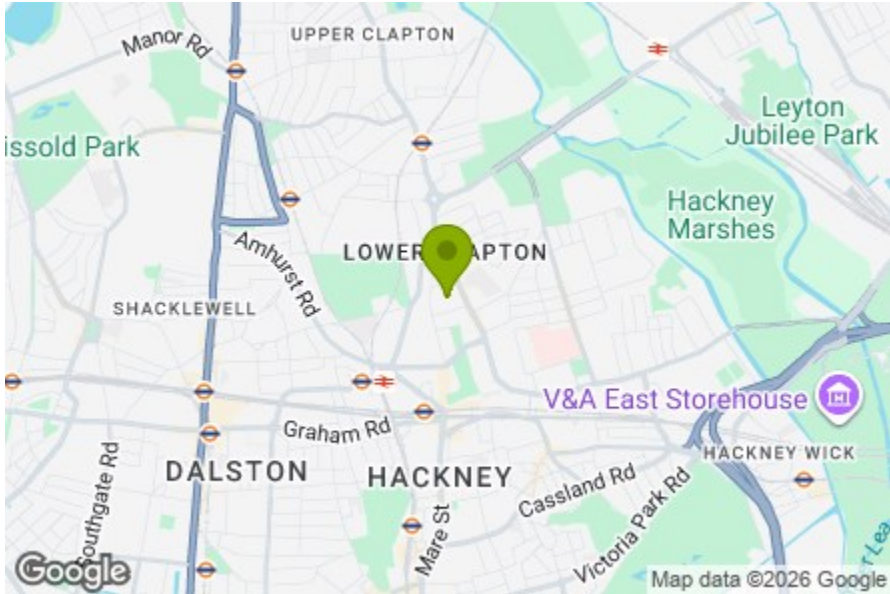




Total Area: 47.4 m² ... 510 ft²
All measurements are approximate and for display purposes only



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	



MOTHERS SQUARE, LOWER CLAPTON

Offers In Excess Of £375,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Flat
- Gated Development
- Characterful Charm
- Top Floor
- Excellent Location
- Good Condition

Set on the top floor of a characterful gated development in the heart of Hackney, this well-presented one-bedroom apartment offers a bright, peaceful home with plenty of charm. Surrounded by independent cafés, popular pubs and open green spaces, you'll be well placed to enjoy this lively part of East London, while strong transport links keep the City within easy reach.

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

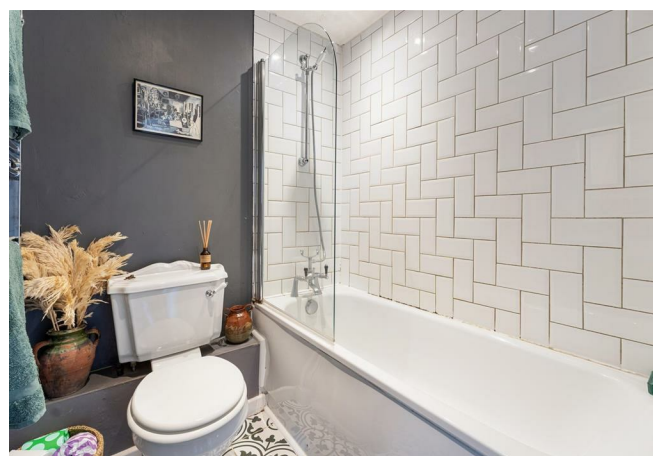
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IF YOU LIVED HERE...

Stepping inside, the generous hallway creates an immediate sense of space, with a useful built-in storage cupboard keeping everyday essentials neatly tucked away. The reception room is an inviting space, filled with natural light from two windows and offering plenty of room for both relaxing and dining. Characterful details and neutral décor make it easy to settle straight in, while the top-floor position adds a welcome sense of privacy.

Across the hall, the separate kitchen is well proportioned and neatly arranged, with ample worktop space and storage. The bathroom sits alongside and includes a full-sized bath. The double bedroom offers plenty of room for freestanding furniture, creating a comfortable retreat at the end of the day. There is also a roomy loft space, providing useful additional storage. Presented in good condition throughout, this is a home that will suit first-time buyers, professionals or anyone looking for a well-connected Hackney base with plenty of character.

WHAT ELSE?

Hackney Downs and Clapton stations are both within easy reach, offering convenient Overground services into Liverpool Street and connections across London. Millfields Park, Hackney Downs and the River Lea are all nearby, giving you plenty of options for weekend walks, cycling and time outdoors. Lower Clapton Road and Chatsworth Road are home to favourites including The Crooked Billet, Sodo Pizza, Leo's, Uchi and the Sunday market, while Broadway Market and London Fields are also 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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