

Mare Street, E8
Approx. Gross Internal Area 371 Sq Ft - 34.47 Sq M

THE **STOW**
BROTHERS

EST 2014

SALES / LETTINGS / NEW HOMES / MANAGEMENT

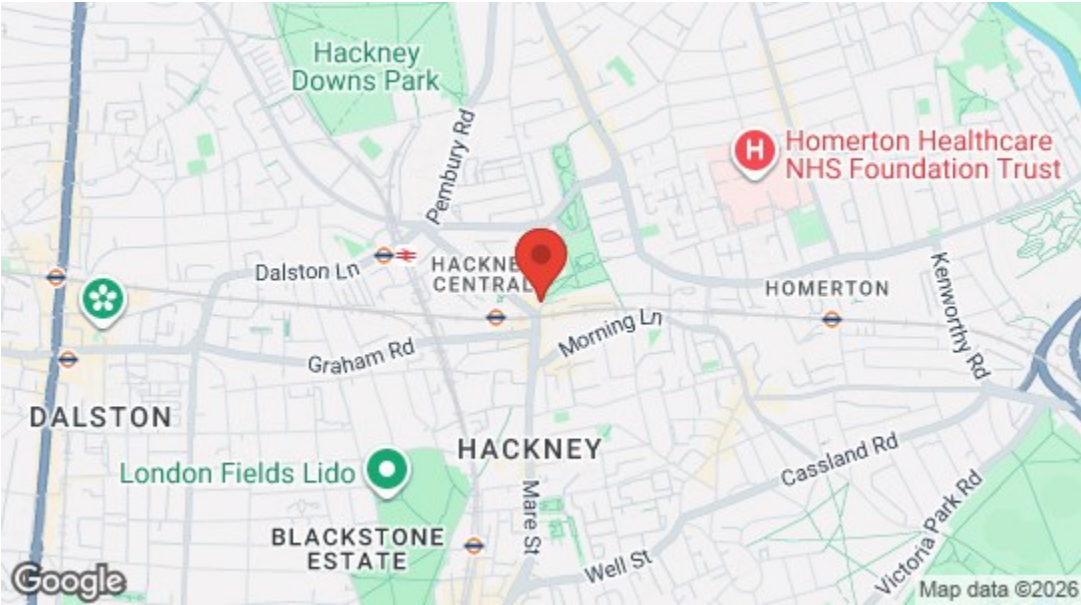


THE **STOW**
BROTHERS



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
lpaplus.com

Date: 9/6/2023



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	

Mare Street, Hackney
£1,425 Per Calendar Month
Ø bed, Studio



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0203 397 9797
hello17@stowbrothers.com

→ E11 Office
117a High Street
E11 2RL
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Features

- Studio Flat
- Great Location
- Unfurnished
- Stones Throw From Hackney Central
- Moments From Shops, Restaurants, Bars



A perfectly placed studio apartment, sat on the third floor of a converted period development just across from Hackney Central. Here you have all the bustling nightlife and plentiful amenities of this lively East London borough at your fingertips.

You're surrounded by calming green spaces as well as date night gems; Hackney Downs, London Fields and even the legendary Victoria Park are all within easy walking distance.



WHAT ELSE?

- Take a fifteen minute stroll through London Fields for the adorable Broadway Market. Great for everything from fresh produce to craft beers and street food.
- Offered unfurnished, this apartment is available in July.
- Still London's most visited park, Victoria Park is just a twenty minute stroll away for streams, ponds and a boating lake, plus playgrounds and cafes galore. Perfect for blowing away the cobwebs.





➡ IF YOU LIVED HERE...

You'll be stretching out in pleasantly generous proportions for such a superbly located studio. The main studio room comes in at more than 250 square feet, with one entire wall given over to those classic, shin-to-ceiling 1930s window sets, including a beautifully bright bay. The perfect breakfast nook. And thanks to your third floor location you have rooftop views all the way to the horizon.

Walls are finished in pristine cream and hardwearing blue carpet runs underfoot, giving way to blonde, hardwood style vinyl in the kitchen. Here you'll find cream and pine cabinetry, plus integrated oven and gas hob, white tiled backsplash and graphite effect worktops. Finally, your bathroom and WC are handily separated, finished in white.

With Hackney Central right across the road you can be stepping on a train just a minute after closing your front door. Stratford is just eight minutes direct, for a huge range of onward connections, not to mention Westfield and the Queen Elizabeth Olympic Park. Other direct destinations include Camden, Hampstead and Clapham Junction. You're right in the heart of Hackney's social scene here, with hipster hangout Paper Dress Vintage, famous gastropub The Cock Tavern and the glorious Oslo club and music venue all just moments away.

