

Reception Room  
15'8" x 18'6"

Balcony  
28'9" x 5'0"

Kitchen  
8'10" x 8'2"

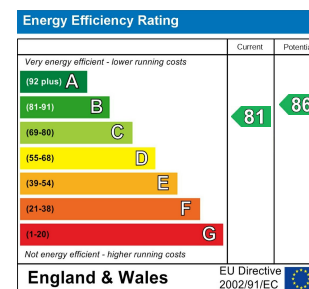
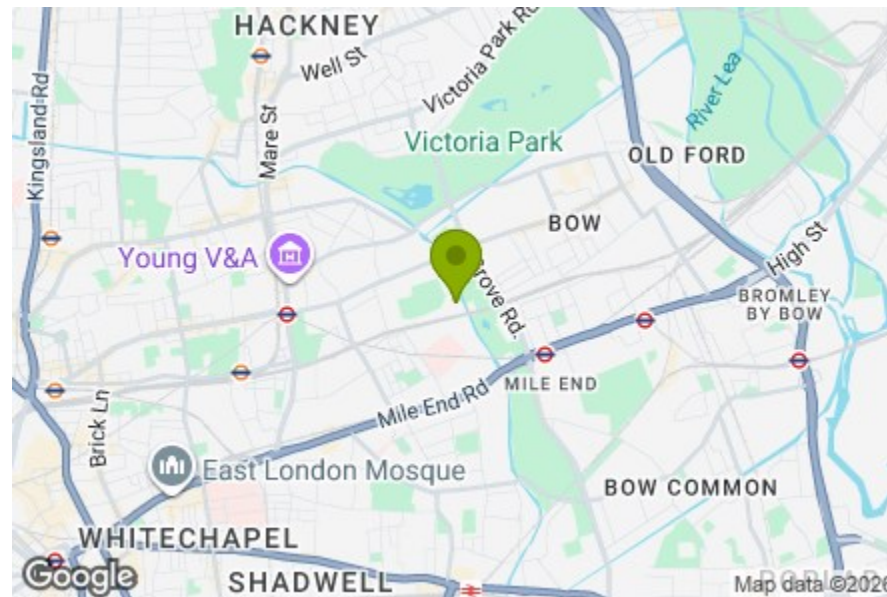
Bedroom  
11'10" x 9'3"

Bedroom  
6'10" x 14'3"

Bathroom  
5'6" x 7'8"

Fourth Floor

Total Area: 71.2 m<sup>2</sup> ... 766 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



## PALMERS ROAD, HACKNEY

### Offers In Excess Of £500,000 Leasehold 2 Bed Flat



#### Features:

- Two Bedroom Apartment
- Family Bathroom
- Private Balcony
- South Facing
- Fourth Floor
- Chain Free

Set on the fourth floor of a modern, purpose-built development, this bright and stylish two-bedroom apartment enjoys a superb location just a short walk from Bethnal Green station, with Victoria Park and Mile End Park also close by.

Inside, you'll find thoughtful décor, plenty of natural light, clever storage solutions, and smart contemporary finishes throughout. A south-facing private balcony and well-kept communal areas add to the appeal. Offered chain-free, it's ready to move into and enjoy from day one.

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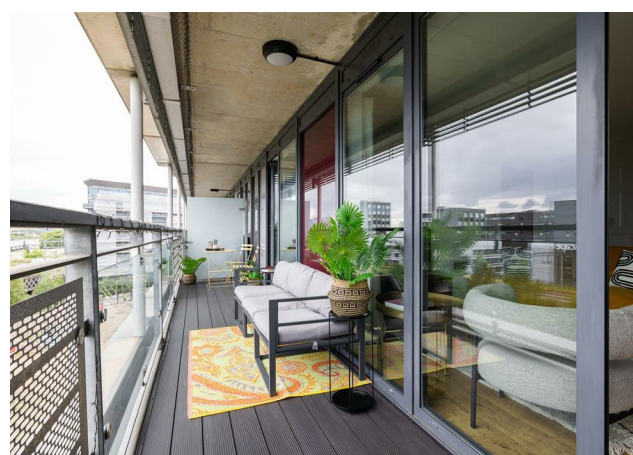
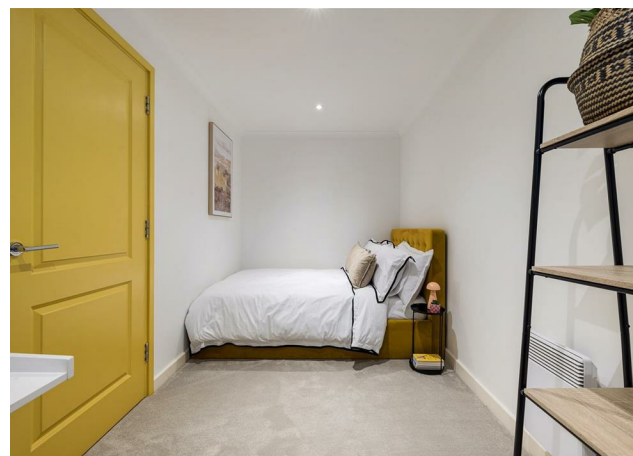
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#### IF YOU LIVED HERE...

You've probably enjoyed this buzzing part of East London as a visitor – but living here takes things to another level. With renowned landmarks like Victoria Park and the Young V&A just a short stroll away, and exciting new ventures popping up all the time, there's always something fresh to discover. From early morning coffee runs to late-night eats, everything you could want is right on your doorstep, 24/7.

Back at home, you've got 766 square feet of beautifully designed space to stretch out and enjoy. The open-plan kitchen/reception room is impressively sized, with polished flooring, immaculate décor, and a smart, flowing layout that makes everyday living effortless. The kitchen area is subtly defined yet seamlessly integrated, featuring sleek cabinetry and quality appliances – all positioned to make the most of the south-facing balcony that runs along one side of the room.

Both bedrooms continue the clean, contemporary style. The principal bedroom includes in-built storage and balcony access, while the second bedroom is equally bright and beautifully finished. The bathroom is generously sized and gleaming, complete with an over-bath shower, and the wide hallway adds a further sense of space and practicality.

As for beyond, there's plenty of nature nearby, including the aforementioned Victoria

Park, Mile End Park and Meath Gardens. Transport is plentiful in this area with some excellent bus routes nearby as well as Bethnal Green and Mile End Stations being equidistant (a 16 minute walk). Bethnal Green is served by the Central line and Overground. Stepney Green station is a similar distance. If you have the time and energy, it's a pleasant wander into the city via Brick Lane and Shoreditch. On the way stop off for some bagels at Beigel Bake, visit the Spitalfields City Farm or spot Gilbert and George at their gallery on Heneage Street. There's so much choice.

#### WHAT ELSE?

- You've got a selection of fantastically unique markets within a mile or so; Columbia Road Flower Market, Broadway Market, Mare Street Market. Start the day at the former with a tasty brunch, and finish at the latter with some delicious street food.
- Just moments from your door, you'll find everything from a proper East End greasy spoon to sleek, minimalist coffee haunts. For the former, Arches Café serves up no-nonsense full English breakfasts and builder's tea just as it should be. Prefer your flat white house-made granola? The Common E2 has you covered with its polished interiors and artisan brews. Whatever your vibe, you're perfectly placed for both comfort and cool.
- Being so close to Victoria Park means you've got easy access to some fantastic facilities, such as jogging routes, world class summer festivals, a skatepark, or head to London Fields for the much-loved lido.



#### A WORD FROM THE OWNER...

"Living in this large and spacious space is practical and feels special. The floor to ceiling windows and patio doors leading onto the balcony with the view is what dominates this flat. It's wonderful to sit and enjoy the views of Canary Wharf and the Shard. Below, the Regents Canal is enjoyed by paddle boarders, all types of boats and gorgeous wildlife. Exploring the area is the jewel in the crown with Meath Gardens directly behind- a large open space with a kids playground and Sure Start Centre. A walk/cycle along Regents Canal for car free access into Victoria Park is wonderful on a Sunday morning merging into Victoria Park Village. Continuing on the canal tow path network, access to Broadwick Market, Hackney Wick and the Olympic Park can also be reached avoiding the roads. Wonderful weekend activities on the doorstep to this beautiful home."

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