

Total Area: 53.6 m² ... 577 ft²
All measurements are approximate and for display purposes only

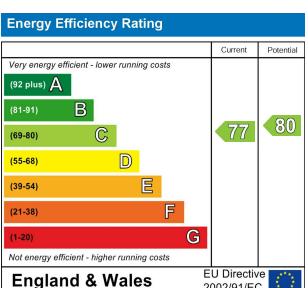
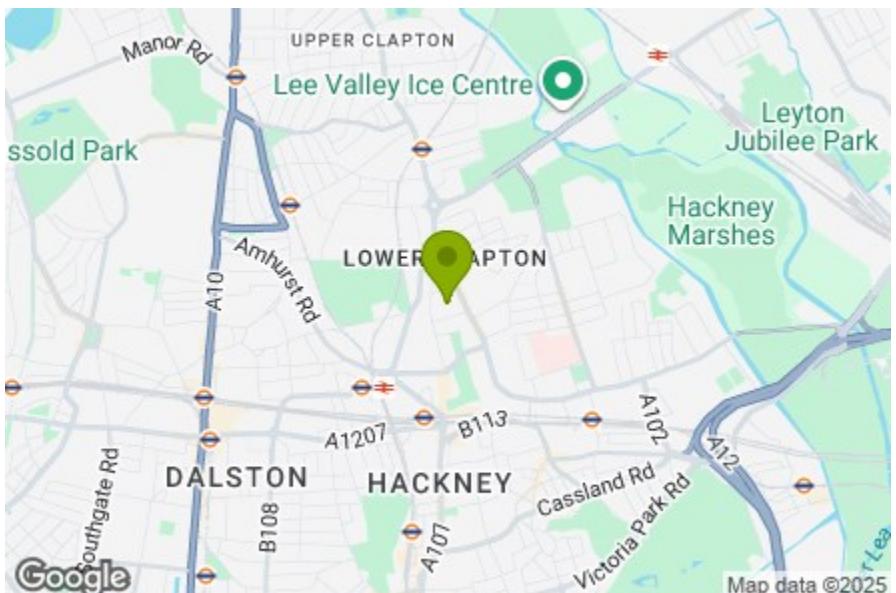
Reception Room
16'1" x 11'1"

Kitchen
10'2" x 9'4"

Bedroom
7'4" x 9'4"

Bedroom
12'0" x 9'4"

Bathroom
5'7" x 6'5"



MOTHERS SQUARE, CLAPTON

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



Features:

- Two Bedroom Apartment
- Gated Development
- Eat in Kitchen
- First Floor
- Beautifully Presented
- Parking Available within the Development

Set within a private gated development, this first-floor apartment combines considered design with inviting living spaces. The layout includes two generously sized bedrooms and a spacious reception, complemented by an eat-in kitchen that easily lends itself to both relaxed daily meals and more social occasions. Tastefully presented throughout, the property is ready to move straight into, with refined touches enhancing its character. Residents also enjoy the advantage of secure parking within the development, while the overall presentation makes it an enticing opportunity for those seeking a well-finished home in an appealing location.

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IF YOU LIVED HERE...

Framed by an elegant crescent of period-inspired architecture, the property lies behind wrought-iron railings and mature hedging that create a welcoming sense of seclusion. Tall sash-style windows and decorative detailing give the facade a refined character, while a tree-lined street setting adds to the charm. A leafy archway at the entrance to the development creates a warm sense of arrival.

Inside, a generous hallway sets the tone, with a built-in storage cupboard and plenty of room for additional furnishings. Its proportions lend both adaptability and character, allowing the space to be styled to suit your needs. From here, the reception room opens out beautifully, its curved wall and wide windows drawing in natural light and leafy views. Warm timber flooring complements the airy feel, and the layout flows easily between dining and sitting areas, creating a versatile setting for both relaxation and entertaining.

Glossy cabinetry, natural wood accents and a dark tiled splashback combine in the kitchen to create a striking, contemporary finish. Ample worktop provision and a large window ensure the room is both bright and efficient. A well-balanced retreat, the main bedroom features extensive fitted wardrobes and calming views over greenery, while the second room offers flexibility as a guest bedroom, home office, or creative space.

Modern tiling defines the bathroom, where a fitted bath with overhead rain shower adds both comfort and style. Light filters gently through a frosted window,

brightening the space while preserving privacy and completing the room with a refined finish.

Surrounding streets offer a lively mix of green space, culture, and independent favourites. Just under five minutes from the front door, Hackney Downs Park provides wide open lawns, sports facilities, and leafy paths, perfect for unwinding outdoors. Mambow, crowned Time Out's Best Restaurant in London 2024, is close at hand with its inventive, flavour-packed dishes, while Japanese-inspired gems like Uchi and Hai Café bring a more intimate dining experience to the neighbourhood.

Palette adds a creative flair to local eating. Fig House makes for a stylish destination for brunch or evening drinks, and The Clapton Hart remains a much-loved pub with a characterful atmosphere. Cultural highlights are close too, with the striking Round Chapel hosting an array of community events and performances throughout the year.

WHAT ELSE?

For travel connections, Hackney Downs Station is just 10 minutes away, offering swift links into the city. Hackney Central can also be reached in under 15 minutes, providing further Overground options and convenient access across London. Together, the two stations make commuting straightforward while keeping central London within easy reach.



A WORD FROM THE OWNER.....

"We have loved living in the property and sad to be moving on. It is the perfect location, nestled away in Mother Square but you're moments from the vibrant buzz of Lower Clapton Road and Chatsworth Road, with some of London's best rated cafés, bakeries, restaurants, wine bars and pubs. There is a huge amount of green space on your doorstep, with Hackney Downs just around the corner, and London Fields, Victoria Park, Hackney Marshes, and the River Lea all close by. The options of both Hackney Downs and Hackney Central stations make getting into central a breeze. The home itself has been a joy to live in, filled with natural light and the leafy square provides a green outlook all year round. The layout feels both spacious and practical, with a welcoming living area that's perfect for relaxing or entertaining."

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