

Ninth Floor
Total Area: 88.4 m² ... 951 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Kitchen/Dining/Reception
20'11" x 16'8"

Bedroom
17'7" x 10'6"

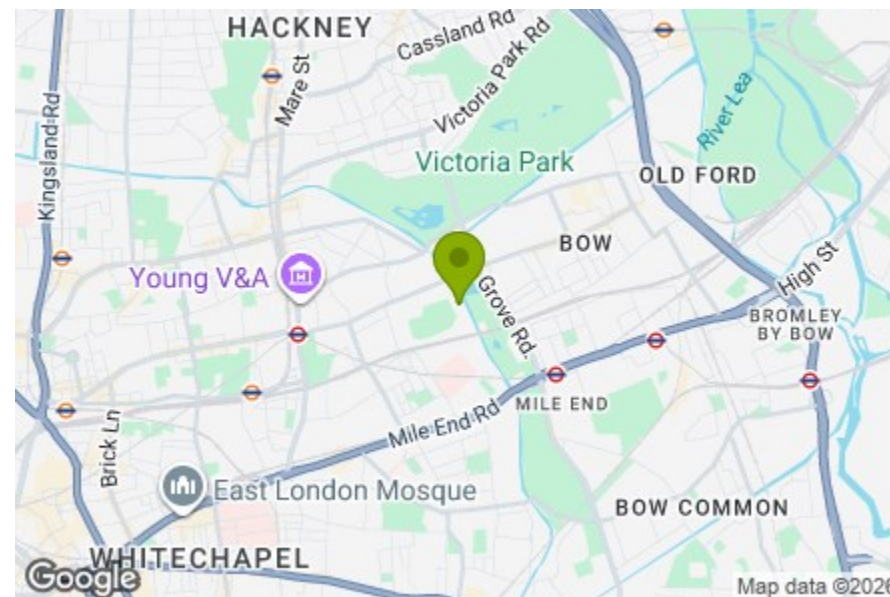
Bedroom
12'4" x 10'6"

Bedroom
7'9" x 10'6"

Balcony
59'4" x 4'3"

Bathroom
7'0" x 5'10"

Ensuite Bathroom
6'5" x 5'10"



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	



PALMERS ROAD, LONDON £600,000 Leasehold 3 Bed Flat



Features:

- Three Bedroom Apartment
- Two Bathrooms
- Ninth Floor
- Beautifully Presented Throughout
- Large Private Balcony

A beautifully presented three-bedroom apartment set on the ninth floor, with far-reaching light, a large private balcony and a calm position close to Mile End Park, the Regent's Canal and the ever-popular Roman Road.

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

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0208 520 3077



IF YOU LIVED HERE...

Stepping inside, you're greeted by a central hallway that keeps the layout feeling well organised, with each room leading neatly off it. At the far end, the kitchen, dining and reception room opens out into a generous, sociable space, with plenty of room for cooking, hosting and everyday living. It's a bright, easygoing setting, with direct access out to the balcony.

Stretching across the full width of the apartment, the balcony is a standout feature. Accessible from both the living space and the principal bedroom, it offers a lovely sense of openness and an outdoor extension to the home, particularly welcome during warmer months.

There are three bedrooms arranged along the length of the apartment, each with a comfortable, well-proportioned feel. The principal bedroom enjoys the added benefit of an ensuite shower room, while a separate bathroom sits just off the hallway, making the home especially practical for guests or shared living.

Throughout, the apartment is beautifully presented, with a thoughtful flow and a calm, well-kept finish that makes it easy to imagine settling in.

WHAT ELSE?

- Mile End Park and the Regent's Canal are both within easy reach, offering open green space and peaceful walking routes towards Victoria Park.

- Roman Road is close by, known for its independent cafés, local shops and much-loved street market.

- Mile End station provides quick access to the Central, District and Hammersmith & City lines, keeping the City and beyond well connected.



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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