



Total Area: 71.7 m² ... 771 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

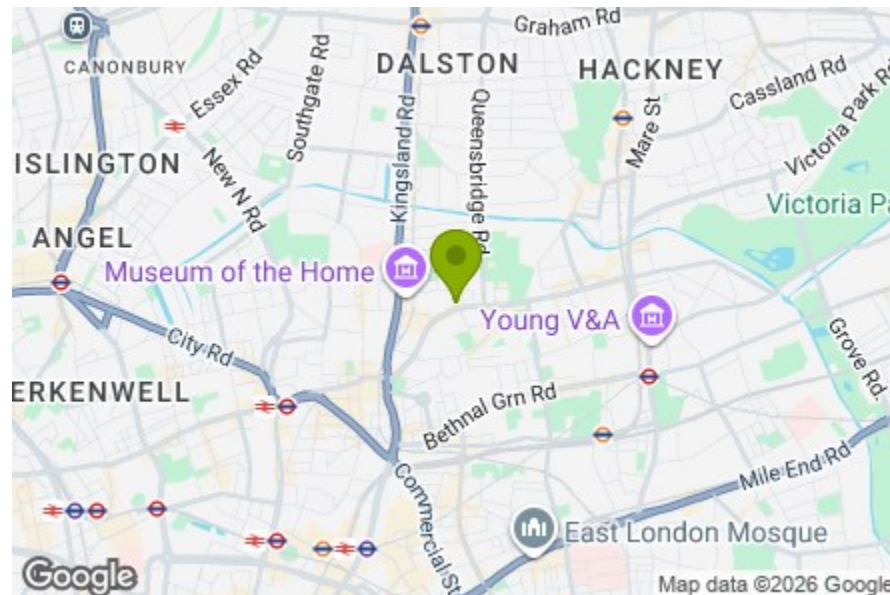
Reception
15'2" x 12'5"

Kitchen
15'1" x 12'5"

Bedroom
15'2" x 10'5"

Bedroom
8'11" x 14'5"

Bathroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



WEYMOUTH TERRACE, LONDON

Offers In Excess Of £500,000 Leasehold
2 Bed House



Features:

- Spacious Two Bedroom Apartment
- Arranged Over Two Floors
- Short Walk to Hoxton Station
- Moment Away From Haggerston Park
- Approx 771 Square Foot
- South Facing Reception Room with Plenty of Natural Light

A bright and well-proportioned two-bedroom apartment, unfolding over two floors in a well-connected East London setting. Just a short walk from Hoxton station and moments from the open green spaces of Haggerston Park, this is a home that balances city living with a sense of calm, with approximately 771 square feet of internal space.

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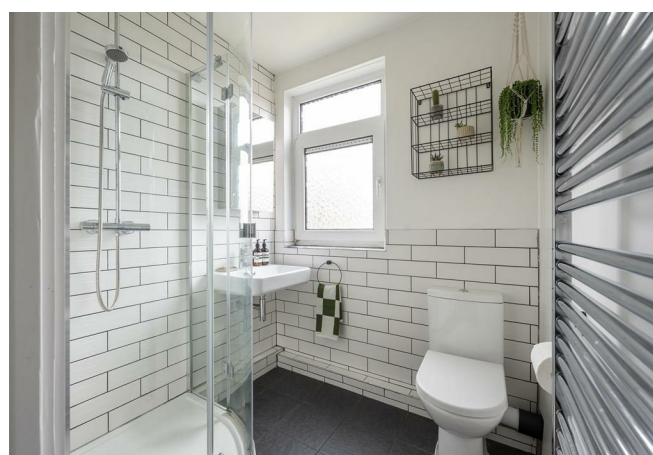
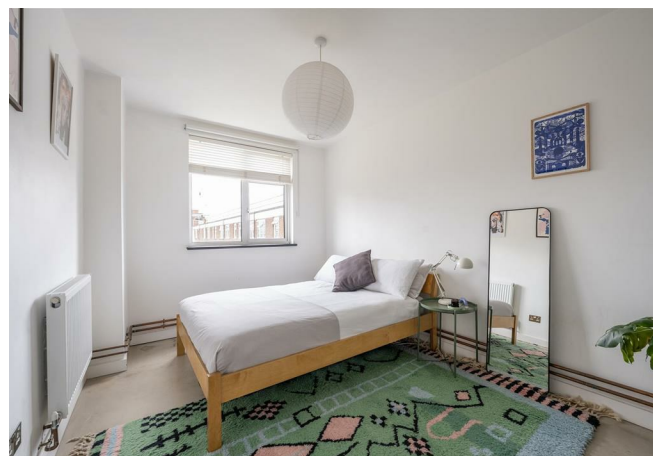
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IF YOU LIVED HERE...

Stepping onto the second floor, the south-facing reception room immediately draws you in, with generous proportions and a soft, natural light that shifts gently throughout the day. It's a comfortable, easy space to settle into, whether you're unwinding in the evening or hosting friends at the weekend.

Set separately, the kitchen/diner is thoughtfully arranged with plenty of room for a dining table, making it just as suited to everyday meals as it is to slower, more sociable evenings. There's a practical flow between the rooms, alongside a handy storage cupboard off the hallway to keep things neatly organised.

Upstairs, the third floor is given over to two well-sized bedrooms. The principal bedroom is particularly spacious, complete with built-in wardrobes and a peaceful atmosphere, while the second bedroom offers flexibility as a guest room, workspace or additional sleeping area. A neatly finished shower room sits just off the landing, completing the layout with a clean and considered

feel.

WHAT ELSE?

- Hoxton station is a short walk away, offering Overground connections across East London and into the city.

- Haggerston Park is moments from your door, with open green space, tennis courts and a much-loved city farm.

- Columbia Road, Broadway Market and the Regent's Canal are all within easy reach, bringing together independent cafés, bakeries and weekend markets.



WORD FROM THE OWNER..

"We love this area so much for what it offers and that we are within walking distance to all of East Londons best bits ... from walks along the canal to Victoria park via Broadway Market, Columbia Road flower market on our doorstep, Haggerston Park (a hidden gem) and both Dalston / Shoreditch areas just a short strolls. Not to mention the many local favourite pubs, cafes, and restaurants."

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