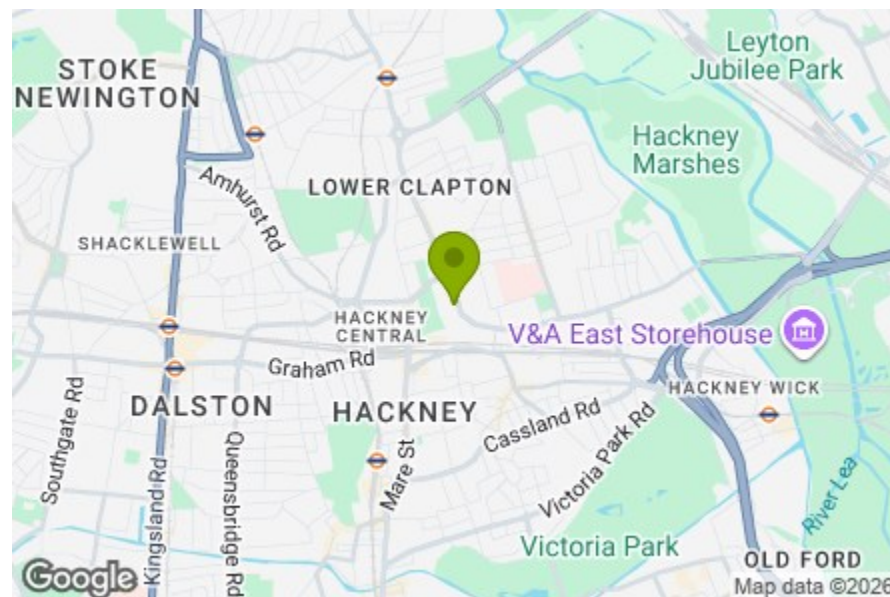


Kitchen / Dining / Reception Room  
11'4" x 20'1"

Bathroom  
5'6" x 4'11"

Bedroom  
8'3" x 13'0"



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	



## URSWICK ROAD, HACKNEY

Offers In Excess Of £375,000 Leasehold  
1 Bed Flat



### Features:

- One Bedroom Apartment
- Beautifully Presented
- Located in Sutton Square
- Communal Gardens
- First Floor
- Residents' Permit Available

Set within the sought-after Sutton Square development, this one-bedroom apartment offers a refined blend of comfort and style. Occupying the first floor, it presents a beautifully arranged living space within a tranquil, impeccably maintained setting. Residents enjoy access to expertly landscaped communal gardens, perfect for moments outdoors, as well as the convenience of private parking within the development. Inside, the atmosphere is warm and welcoming, designed for both everyday living and easy entertaining. All this comes with the advantage of a location that combines a sense of calm with effortless access to the area's many attractions.

REQUEST A VIEWING  
0208 520 3077

**E11, E7, E12 & E15**  
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0203 369 6444

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hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
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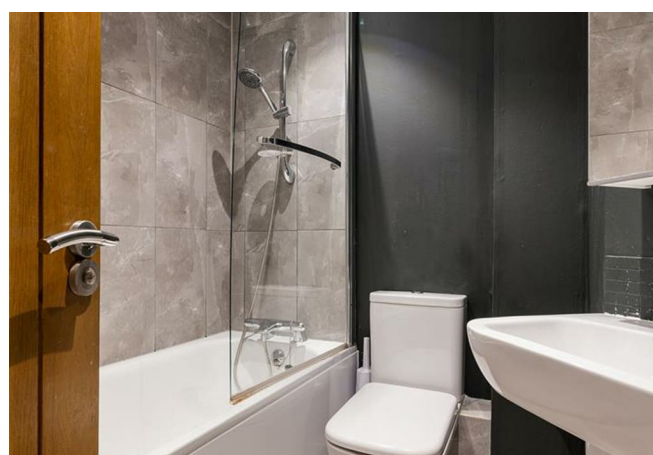
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**IF YOU LIVED HERE...**

This captivating residence is set within an elegant building whose balanced proportions, warm brickwork and graceful detailing form a timeless first impression. A gated approach leads to allocated parking, framed by thoughtfully planted greenery that lends a soft and appealing feel before you even step inside.

Once through the door, a parquet-floored hallway with a built-in storage cupboard sets the tone for the space beyond. The open-plan kitchen, dining and reception room is wonderfully bright, with dual-aspect windows drawing in natural light. Soft green walls and rich parquet flooring provide an attractive backdrop, while the arrangement of cabinetry, worktops and shelving offers both style and practicality. The layout suits both relaxed evenings and sociable gatherings.

The bedroom enjoys leafy outlooks from a large window, its gentle wall tones paired with the warmth of the flooring to create a serene retreat. The bathroom pairs large-format stone-toned tiles with a striking dark feature wall, centred around a bath with overhead shower for a smart, cohesive finish.

Outside, the communal gardens offer a tranquil sanctuary. Winding gravel paths weave between manicured hedges and vibrant planting, leading to a serene pond with ornamental features. Sheltered seating areas provide quiet spots to pause and take in the surroundings, all framed by mature trees and refined period architecture. It's a

setting where elegance meets comfort, with abundant greenery and charm at its heart.

The surrounding area offers a vibrant mix of open spaces, lively markets and excellent pubs, making it a fantastic place to explore and enjoy. Just a short stroll away, the Chesham Arms, named among the top 50 pubs in London by Time Out, provides a cosy and characterful spot for drinks. For outdoor leisure, Hackney Downs Park, London Fields with its popular lido, and the much-loved Victoria Park are all within easy reach, the latter home to a bustling weekend marketplace and the lively People's Park Tavern. Foodies will enjoy browsing the stalls at Chatsworth Road and Broadway markets, while Hackney Marshes offers vast open landscapes for walking, cycling and sport.

**WHAT ELSE?**

Transport connections are excellent, with Hackney Central less than 10 minutes away and Hackney Downs around 15, providing swift links across the city. From Hackney Downs, direct trains reach Liverpool Street in no time, while Hackney Central offers easy access to Stratford and Highbury & Islington. The area is also well served by numerous bus routes, making travel to neighbouring spots such as Dalston, Shoreditch, Islington and the City straightforward. Whether commuting or exploring, getting around from here is both convenient and well connected.



**A WORD FROM THE EXPERT...**

"I feel right at home in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer. Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces. I have found my home in Hackney and it holds a very special place in my heart."

EVA BOUZAKI  
HACKNEY BRANCH MANAGER

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