



First Floor

Total Area: 46.5 m² ... 500 ft²

All measurements are approximate and for display purposes only

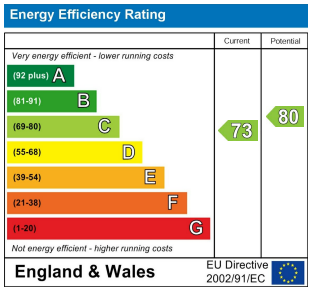
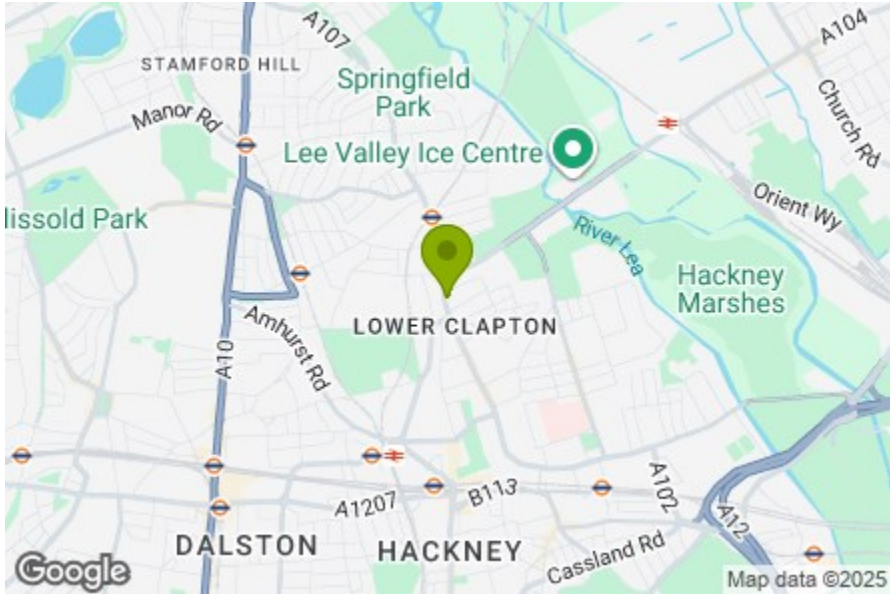
Hallway
5'4" x 4'6"

Reception Room
14'1" x 16'11"

Kitchen
5'1" x 12'10"

Bedroom
13'0" x 10'4"

Bathroom
6'10" x 4'5"



LOWER CLAPTON ROAD, CLAPTON

Offers In Excess Of £450,000 Leasehold
1 Bed Apartment - Conversion



Features:

- One Bedroom Apartment
- Period Conversion
- First Floor
- Beautifully Presented
- West Facing Reception Room
- Overlooking Clapton Pond

Perfectly placed just a stone's throw from Hackney Downs, this bright one-bedroom apartment combines a smart Victorian setting with a buzzing, well-connected neighbourhood. Lower Clapton Road's shops, cafés, and amenities are on the doorstep, with Mare Street's lively mix only a short walk away. Set on the first floor of a handsome Victorian terrace, the apartment offers around 500 sq ft of thoughtfully arranged space. The layout is simple and functional, designed to be easy to live in and easy to look after.

Whether you're stepping onto the property ladder, searching for a reliable rental investment, or after a well-located pied-à-terre, this home makes a practical yet appealing choice in the heart of Hackney.

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IF YOU LIVED HERE....

Step inside and you're immediately drawn into the hub of the home: a generous 17ft open-plan kitchen and reception room. Light pours in through a wide west-facing bay window, framing leafy views of Clapton Pond and filling the space with a calm, airy energy.

Warm wooden flooring runs throughout, grounding the room and giving it a sense of flow. The layout is thoughtfully balanced—room to cook, dine, and unwind without feeling squeezed.

The kitchen sits neatly through a wide opening—connected, but with its own identity. Cream cabinetry with wooden knobs matching the worktops, and soft green glazed variegated tiles strike a fresh yet timeless note. Integrated appliances keep everything uncluttered and practical, and a large sash window illuminates the space.

At the rear, the double bedroom carries the same understated style: wooden floors, clean lines, and a built-in cupboard to keep things tidy.

The bathroom is simple and functional: a white suite with floor-to-ceiling tiles, a bath and overhead shower behind a glass screen, and a sink mounted on a wooden vanity unit that adds a touch of warmth and texture.

This home is all about ease and comfort—well-designed, full of light, and perfectly placed in one of East London's most dynamic neighbourhoods.

WHAT ELSE?

Those seeking green pastures are well catered for. Hackney Downs Park, with its tree-lined walks, floodlit tennis courts, bowling green, sports fields, children's play area with beautiful mosaics, a dog-free area, basketball courts, community room and wildflower meadows in summer and much more, is moments away, offering a wonderful outdoor amenity space.

This location strikes a rare balance—just moments from the energy of Stoke Newington, Dalston, Hackney Central, and nearby hotspots like London Fields, Broadway Market, and Chatsworth Road. You'll have easy access to independent shops, gyms, wellness studios, galleries, and vintage stores, all within walking distance.

For getting around, Hackney Central and Hackney Downs stations are both just 0.3 miles away, offering quick Overground connections to Liverpool Street, Stratford, and beyond. From there, the wider Underground network puts the City, West End, and Canary Wharf all within easy reach.



A WORD FROM THE OWNER.....

"We've loved living in this flat over the years, with its high ceilings and large bay windows that make it feel so spacious and welcoming. In winter, it's warm and cosy, while in summer, it is bright and airy throughout. Some of our favourite memories are evenings hosting friends and family, especially long dinners by the window. Another thing we've always appreciated is the privacy, no one can see into the living areas or bedroom.

The neighbourhood has been just as special. Morning coffees and pastries from Casey's, fresh produce from Palm Deli and plenty of green space on the doorstep. There is lots to choose from: birdwatching at Clapton Pond, summer picnics in Hackney Downs or countryside-like walks through the Lea Marshes.

We've also loved having so many restaurants and pubs within walking distance. Leo's on Chatsworth Road is our favourite for a treat, Lucky & Joy on Lower Clapton Road never disappoints. And of course, afternoons through to evenings at the Clapton Hart or Crooked Billet never get old.

This flat has truly been our happy home, and we hope the next owners enjoy it, and the area, as much as we have."

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