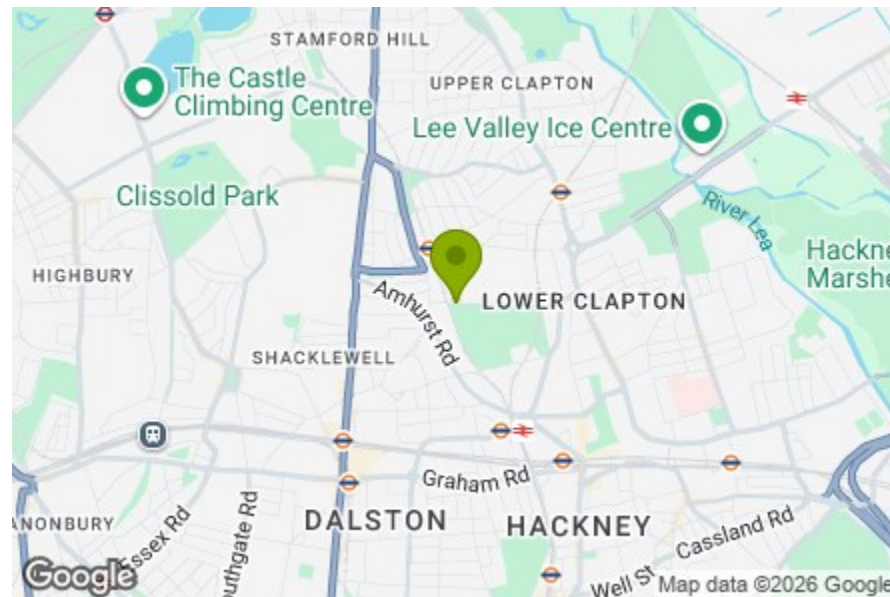


- Reception
16'0" x 16'4"
- Kitchen/Diner
11'6" x 14'3"
- Bedroom
10'4" x 10'7"
- Bedroom
7'11" x 15'6"
- Bedroom
7'1" x 10'7"
- Bathroom
4'6" x 8'1"
- Shower Room
4'6" x 5'3"
- Terrace
13'3" x 3'2"
- Garden
31'11" x 40'4"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



DOWNS ROAD, LONDON

Offers In Excess Of £950,000 Share of Freehold
3 Bed Flat



Features:

- Three Bedroom Conversion
- Two Bathrooms
- Over 930 sq.ft
- Private Garden
- Right by Hackney Downs Park
- Beautifully Presented Throughout

Set just moments from the open greenery of Hackney Downs, this beautifully presented three bedroom conversion offers a generous and well-balanced layout, with over 930 square feet of living space and a private garden to the rear. It's a well-connected spot, with local cafés, shops and everyday essentials close at hand, as well as strong transport links into the City.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Step inside and the layout unfolds with a natural, easy flow. The reception room sits to the front, a generous space with a bay window that draws in plenty of light and gives the room a calm, welcoming feel. There's ample room for both seating and dining, making it a comfortable place to settle into day-to-day.

To the rear, the kitchen diner is neatly arranged, with direct access out to a terrace that leads down to the garden. It creates a lovely sense of connection between inside and out, especially in warmer months. The garden itself is particularly generous, stretching back in an unusual shape that gives a sense of space and privacy, with plenty of room to enjoy or adapt over time.

The three bedrooms are arranged across the home, each with a simple, well-proportioned feel. The principal bedroom sits alongside a second double, while the third bedroom offers flexibility depending on how you choose to use it. There are also two bathrooms, including a main bathroom and a separate shower

room, adding a practical touch to the layout.

Throughout, the home feels carefully considered and beautifully maintained, with a sense of ease that makes it simple to imagine settling in.

WHAT ELSE?

- Three bedroom conversion with over 930 sq.ft of internal space, two bathrooms and a private garden
- Hackney Downs Park is just moments away, offering open green space right on your doorstep, with Uchi Bake and Lodestar café close by for coffee and relaxed dining
- Within easy reach of Hackney Downs and Hackney Central stations, connecting you quickly across East London and into the City



WORD FROM THE OWNER...

We have loved living in this home and have made a number of improvements and updates over time to make it a warm and comfortable place to live. It has been a very happy home for us. We really enjoy the area too. It has a great balance of being quiet and residential, while still being well connected and close to local amenities, parks, cafés and shops. It is a lovely neighbourhood and we have really valued the sense of community. Overall, it has been a wonderful place to live, and we hope the next owners enjoy it as much as we have.

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