

Reception  
16'2" x 9'11"

Kitchen  
9'10" x 9'6"

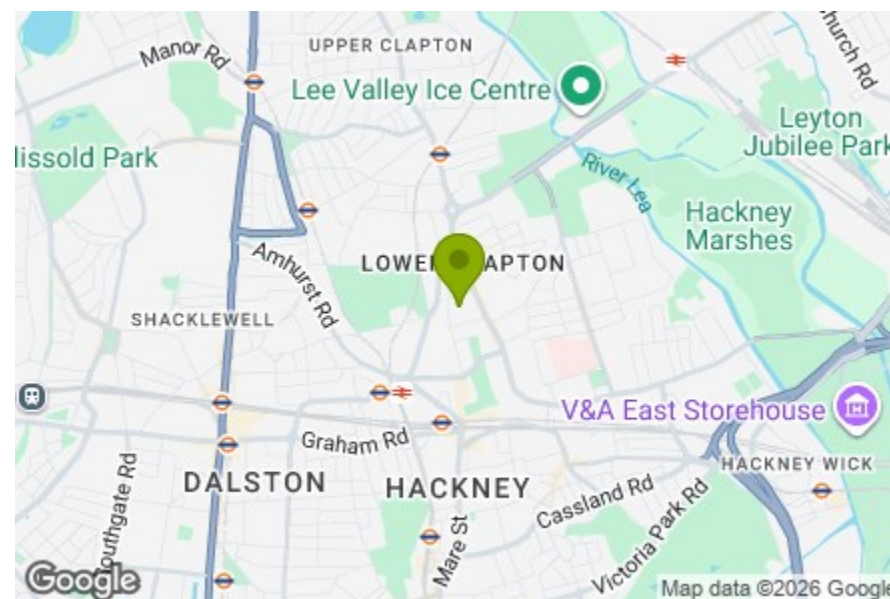
Bedroom  
13'2" x 9'8"

Bathroom  
5'6" x 6'5"

Garden  
29'9" x 23'1"

Total Area: 44.3 m<sup>2</sup> ... 476 ft<sup>2</sup>

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.



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	75	77
	EU Directive 2002/91/EC	



## MOTHERS SQUARE, LONDON

Offers In Excess Of £350,000 Leasehold  
1 Bed Flat



### Features:

- One Bedroom Apartment
- Ground Floor
- Private Garden
- Eat in Kitchen
- Chain Free
- Parking within the Estate

A one bedroom ground floor apartment with a private garden, set within the handsome curves of Mothers Square in Hackney. With Clapton, Hackney Downs, Chatsworth Road and the open greenery of Millfields Park all within easy reach, this is a peaceful, well-connected spot with plenty close by. (19.05.26)

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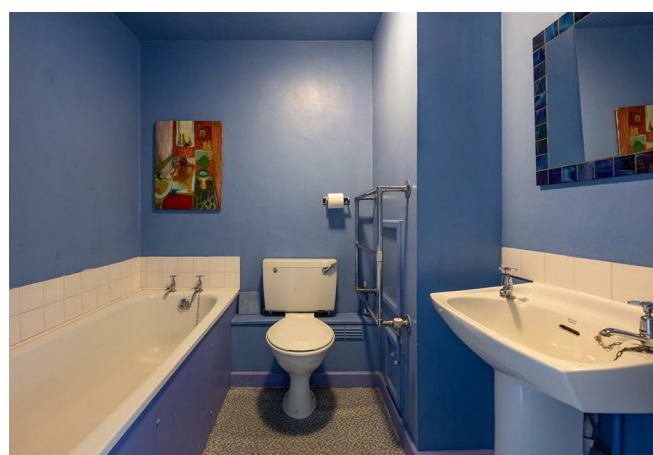
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#### IF YOU LIVED HERE...

You'd enter via a small entrance hall, with useful storage just off to one side before the layout opens into the central hallway. From here, the reception sits at the rear of the home, a bright and well-proportioned room with windows looking out towards the garden. There is space to settle in comfortably, whether you are relaxing in the evening, reading by the window or working from home.

The kitchen is separate and comfortably sized for dining, with white cabinetry, tiled splashbacks and direct access out to the private garden. It is a lovely everyday detail, giving you an easy connection to the outside, with room for morning coffee, summer suppers or a few pots and planters in the warmer months.

The bedroom sits to the front of the plan and has a generous footprint, with a calm, simple finish that makes it easy to imagine settling in. The bathroom is arranged off the hallway, while the ground floor setting, parking within the estate and chain free sale

all add to the sense of ease.

#### WHAT ELSE?

- Lower Clapton Road, Chatsworth Road and Hackney Downs are all close by, giving you a brilliant choice of independent cafés, bakeries, pubs and places to eat.

- Millfields Park and Hackney Marshes are within easy reach for green space, weekend walks and time by the River Lea.

- Clapton and Hackney Downs stations are nearby, offering useful connections across East London and towards the City.



#### WORD FROM THE OWNER...

I have lived in this flat for nearly 40 years and been very happy. The flat is in a private Square and is very quiet. It has a bright and sunny kitchen and a garden with lots of potential. It's close to Hackney Downs and Hackney Marshes. The transport links are great and there's lots to do in the immediate area.

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