

Reception  
11'11" x 12'11"

Bedroom  
10'0" x 9'10"

Bedroom  
8'8" x 12'11"

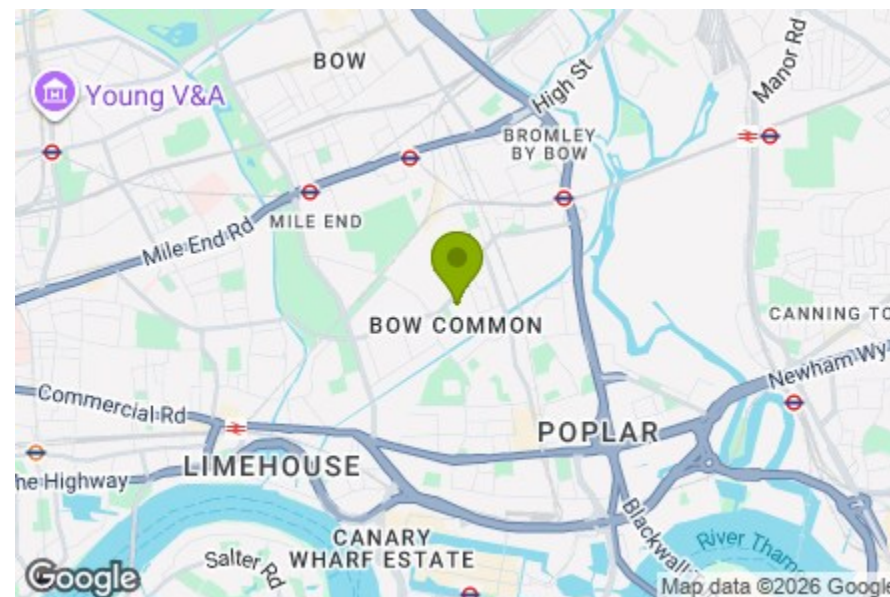
Shower Room  
2'5" x 7'2"

Kitchen  
4'11" x 9'10"



Total Area: 45.5 m<sup>2</sup> ... 489 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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		74	82
		EU Directive 2002/91/EC	



## DEVONS ROAD, LONDON

Offers In Excess Of £325,000 Leasehold  
2 Bed Flat



### Features:

- A well-presented two-bedroom flat on the second floor. An ideal first time buy
- Mile End and Devons Road stations just moments away, offering fast connections across London
- Within easy reach of the River Lea, canal walks and a growing selection of local cafés and neighbourhood spots

A bright and well-proportioned two-bedroom flat, set on the second floor of a purpose-built development in a well-connected part of East London. With Mile End and Devons Road stations just moments away, you're ideally placed for easy access into the City and beyond, while a growing collection of local cafés, riverside walks and everyday amenities are all close at hand.

REQUEST A VIEWING  
0208 520 3077

E11, E7, E12 & E15  
hello11@stowbrothers.com  
0203 397 2222

E4 & N17  
hello4@stowbrothers.com  
0203 369 6444

E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
hello18@stowbrothers.com  
0203 369 1818

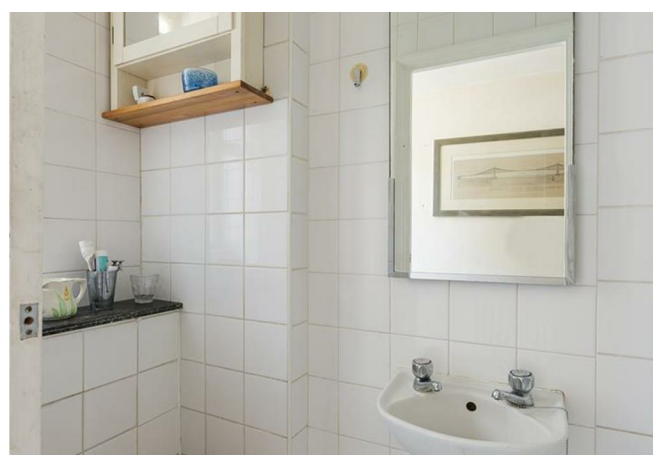
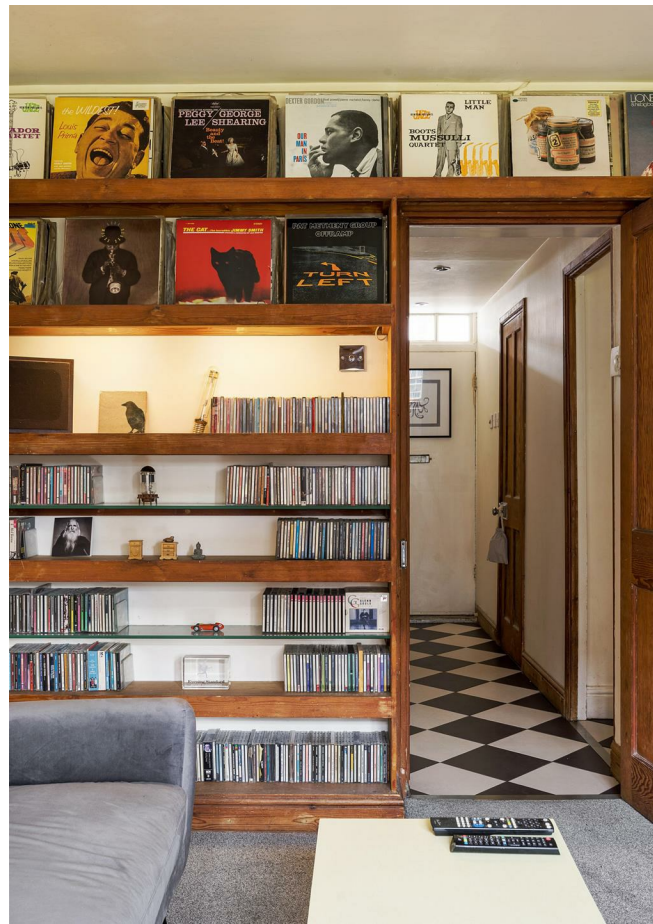
E8, E9, E5, N16, E3 & E2  
hellohackney@stowbrothers.com  
0208 520 3077

New Homes  
newhomes@stowbrothers.com  
0203 325 7227

Investment & Development  
id@stowbrothers.com  
0208 520 6220

Property Maintenance  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS



### IF YOU LIVED HERE...

Stepping inside, the layout is simple and thoughtfully arranged, with each room leading naturally from the central hallway. The reception room sits to one side, a generous space with well-judged proportions that allow for both relaxing and dining, with a calm, easy feel that makes it simple to settle in.

The kitchen is set just beyond, neatly arranged and separate from the living space, offering a practical setup for day-to-day cooking. While compact, it's well laid out and positioned conveniently within the home.

Both bedrooms are well-sized doubles, each offering a comfortable sense of space and flexibility depending on how you choose to live. Whether set up as sleeping quarters, a home office, or a mix of both, the proportions make them easy to adapt over time. The shower room sits centrally, efficiently designed and easily accessed from all rooms.

Throughout, the home has been beautifully presented, creating a clean and welcoming feel from the moment you walk in. Positioned on the second floor, it also enjoys a sense of privacy and separation from the street below.

### WHAT ELSE?

- Newly carpeted throughout
- Restored wood and original features
- Secure on-site parking for bikes



### WORD FROM THE OWNER...

"This a great place to live, and I'm sad to be moving after 40+ years. The communal garden is lovely and you can have your own plot. There's also secure storage for pushbikes, plus onsite parking. The house is managed by a residents' group, so there's a community feel to the place. And there's a manager who looks after the building. The whole place is very well run. It's a great area for walking, cycling and exercise. The local cemetery is a nature reserve, and the nearby canals, locks and River Lea valley are outstanding. Excellent transport links, shopping and local amenities. There's lots to do around here, and this is a friendly place to live."

REQUEST A VIEWING  
0208 520 3077

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM