

FOURTH FLOOR

Total Area (Excluding Balcony): 50.4 m<sup>2</sup> ... 542 ft<sup>2</sup>

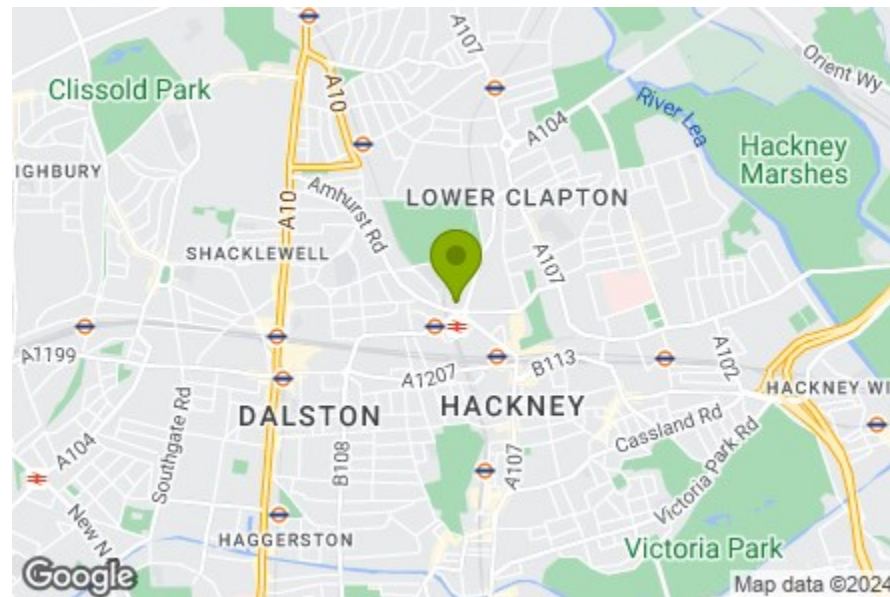
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

Kitchen/Lounge/Diner  
10'10" x 24'11"

Bedroom  
10'2" x 13'8"

Bathroom  
5'8" x 7'5"

Balcony  
21'11" x 4'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

## PEMBURY PLACE, HACKNEY

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



### Features:

- One Bedroom Apartment
- Beautifully Presented
- Moments from Hackney Downs
- Short Walk to Hackney Central and Mare Street
- Chain Free
- Large Private Balcony

Located amongst the thriving action of Hackney Downs, surrounded by brilliant amenities, transport links and a surprising amount of green space, this one-bedroom apartment has been beautifully finished. As well as the stylish interiors, there's a large private balcony and bright open plan living space. It's on the market chain-free, too.

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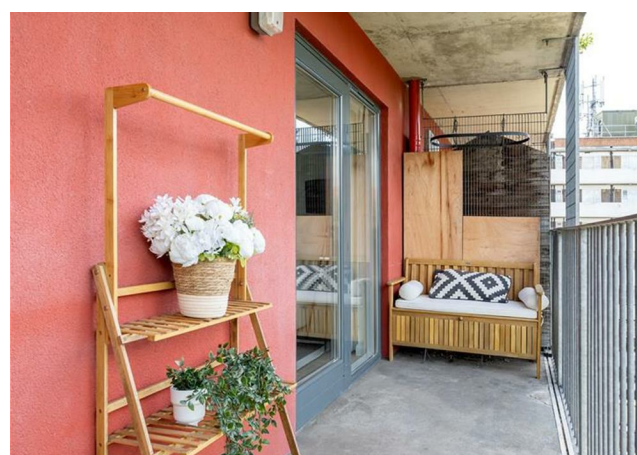
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**IF YOU LIVED HERE...**

Spread out over 542 square feet, this apartment packs in a pleasing amount of space, so unpacking will be a pleasure - and you'll quickly find yourself settling in...

The dual aspect open plan living space is full of natural light, and the kitchen area is sleek and modern, with smart units and integrated appliances. You'll love relaxing on your spacious balcony. Even if the sun isn't shining, the balcony orientation and the loads of natural light the flat gets even in winter will keep you smiling.

The bedroom, which also has balcony access, is just as smart, with neutral decor and soft carpeting. The modern bathroom has stylish fittings, such as the black frame bath screen. There's plenty of storage space throughout, including a convenient built-in cupboard in the hallway. It is also pet friendly and a great community based smaller building.

As for beyond, this is a brilliantly thriving part of Hackney, with incredibly easy access to London Fields, Clapton and Victoria Park. Your local pub is the

wonderfully iconic Pembury Tavern, while The Vincent is just as close and will be your go-to for brunch. Only slightly further away you'll find Casa Fofo - a great spot for fine dining. Even meat eaters will love Temple of Seitan, a vegan restaurant ten minutes away.

Transport is plentiful in this area with some excellent bus routes nearby, including the 55 and 38 into central London, as well as Hackney Downs station very close by, which is served by the Overground.

**WHAT ELSE?**

- The Hackney Picturehouse cinema is just 10 minutes away on foot and has a brilliant selection of blockbusters and indies alike, as well as a great cafe bar. The legendary Hackney Empire is also nearby.
- Despite all the urban buzz, this area has a surprisingly large amount of green space. Hackney Downs Park is a stone's thrown away, while London Fields is strolling distance, with its much-loved lido. Victoria Park is a short stretch further - and home to some internationally renowned festivals including All Points East Festival and Field Day.
- If you want to ramp up your nightlife, you'll be delighted to find that MOth club and Oslo are close by - two excellent live music venues.



**A WORD FROM THE OWNER...**

"My favorite thing is the way the afternoon light streams in through the double doors into the living room casting light everywhere and offers a delightful outlook where you can see the sun setting over the terrace houses. The flat is so well located with lots of great public transport, cafes nightlife and parks near by. "

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