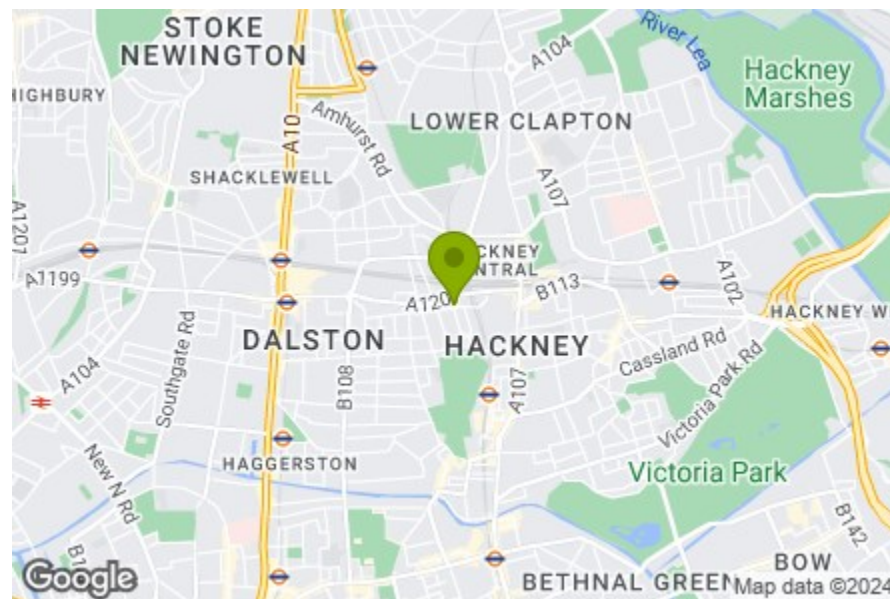


Kitchen/Lounge/Diner
17'1" x 19'2"

Bedroom
8'11" x 11'5"

Bathroom
6'7" x 5'10"

Total Area: 52.0 m² ... 560 ft²
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		EU Directive 2002/91/EC	



WILTON WAY, HACKNEY

Offers In Excess Of £550,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Apartment
- Wilton Way
- Beautifully Presented
- Prime Hackney Location
- First Floor
- Moments Away from London Fields

A handsomely appointed and rarely available, one bedroom, first floor apartment in the heart of Hackney, sat right on the charming, pedestrian-friendly social hub of Wilton Way. Inside you have a lovely blend of designer style and vintage atmosphere throughout.

You have a wide range of stations within easy reach but best for City connections is Hackney Downs overground, less than a half mile on foot with direct nine minute runs to Liverpool Street and a door to door commute of less than twenty minutes.

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
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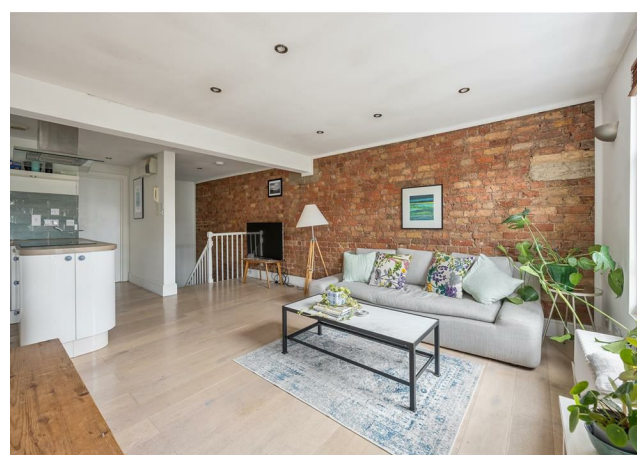
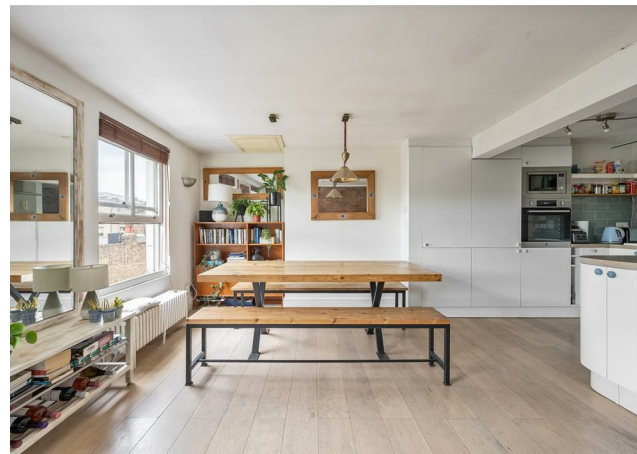
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newhomes@stowbrothers.com
0203 325 7227

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id@stowbrothers.com
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IF YOU LIVED HERE...

You'll enter via the first floor, climb the stairs and immediately arrive in your utterly vast, 329 square foot, artfully zoned kitchen/lounge, one entire wall of exposed brick runs down your right flanks, while twin oversized sash windows frame far-reaching views down Eleanor Road and fill the space with natural light, emphasised by pale hardwood style vinyl underfoot. Your kitchen's composed of a sleek suite of curvaceous cabinetry under with an artful splashback of glossy letterboxes.

Elsewhere, your bedroom's a substantial double with stout woven carpet underfoot, recessed spotlights overhead and a smart designer set of diverse, bespoke designer storage integrated into one wall. Finally your bathroom's a sleek affair, finished to the same striking five star standard as the rest of this impressive property, and once again full of natural light from the oversized window.

Step outside, and you have the much-loved Wilton Way Deli and Wines just a few steps down the road, perfect for an expertly curated vintage after dark, or delicious breakfast and lunch menus during the day. East London landmark London Fields and its famous Lido are just five minutes away, the perfect spot for a summer day and great for stroll or a run anytime of year. Also home to tennis and basketball courts, it's a great spot to have on your doorstep.

WHAT ELSE?

- Another transport option is Hackney Central, just a third of a mile on foot for direct crosstown connections to Hampstead Heath, Camden Town and Stratford.
- Hackney's Mare Street, the thoroughbred thoroughfare of East London's nightlife, is just five minutes on foot, home to Oslo, The Hackney Empire and Hackney Picturehouse.
- Your new local could be the Spurstowe Arms, just two minutes on foot and home to Pizza specialists Doughhands Wednesday to Friday and at the Weekends. Well worth a visit.



A WORD FROM THE OWNER...

"This bright, light flat on Wilton Way has been my very happy home for over 12 years and it's an utterly wonderful place to live. It's not just the obvious attractions of the neighbourhood - London Fields, the Lido, Broadway Market, amazing pubs and cafes on your doorstep, etc. These are really lovely of course. But when you live on the street, you take pleasure from being part of the Wilton Way micro-community (what's been described as a village in a street), or the joy of your walk home from the station after work, along such a varied and interesting built environment that changes with the seasons. Surely it's one of the most beautiful streets in London?? I'm biased, of course, but I don't think there's a lovelier spot than my flat's location facing Eleanor road. It's not obstructed by buildings on the opposite side so the light floods in and you get great views from the big front windows. The hours spent watching Hackney street life unfold on the street below, are very, very happy memories. The split-level layout of the flat, and the open views from the big windows, means that despite it's smallish footprint, it feels so spacious. I've never felt cramped and claustrophobic here, unlike so many 1-bed flats in London. Also, the peace and tranquility of the back-facing bedroom and bathroom, is such a lovely contrast to the energetic street life to the front. The calm of Sunday morning baths in that bright, sunny bathroom, with the music playing and the windows open wide to the back gardens, is something I'll really miss."

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