

First Floor

Total Area: 59.1 m² ... 636 ft²

All measurements are approximate and for display purposes only

 Navarino Road, Hackney
 Offers In Excess Of £584,000 Freehold
 1 Bed Apartment - Conversion



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



→ E17 Office
 236 Hoe Street
 E17 3AY
 0203 397 9797
 hello17@stowbrothers.com

→ E11 Office
 117a High Street
 E11 2RL
 0203 397 2222
 hello11@stowbrothers.com

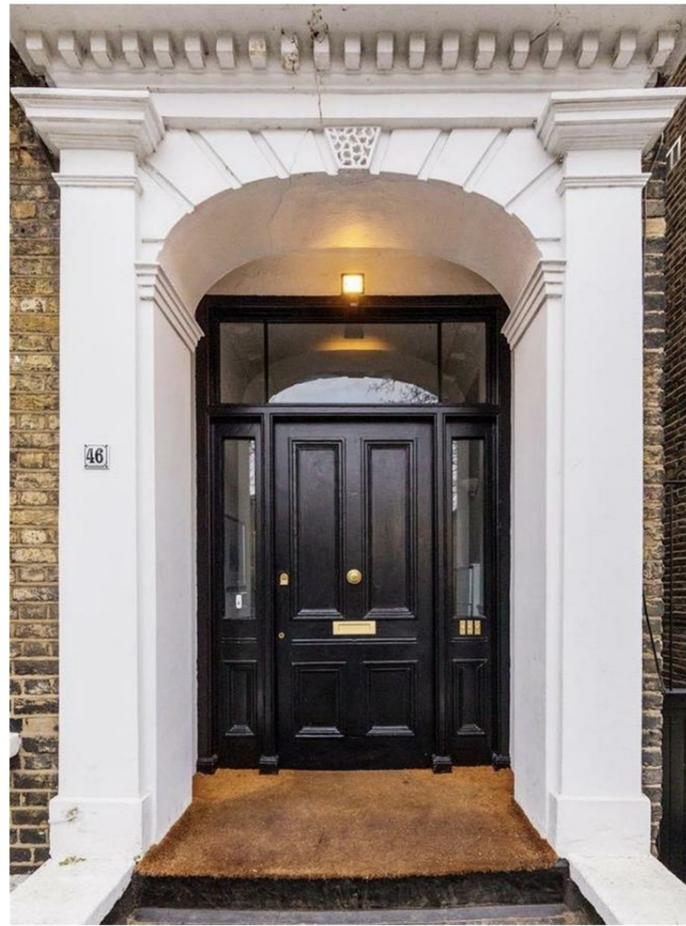
→ E4 Office
 1 Bank Buildings,
 The Avenue, E4 9LE
 0203 369 6444
 hello4@stowbrothers.com

stowbrothers.com
 f @stowbrothers



Features

- One Bedroom Apartment
- First Floor
- Beautiful Period Property
- Naturally Bright
- Moments Away from London Fields
- West Facing Reception Room
- Communal Garden
- Share of Freehold
- Wilton Way Location



An elegantly appointed, beautifully bright one bedroom apartment on the first floor of a grand Victorian townhouse. Blessed with the impressive proportions and high ceilings of the period, this a grand apartment with all the exciting nightlife of one of our most vibrant boroughs on your doorstep.

Despite your peaceful, tree-lined street, the heart of Hackney is never far away. The legendary Mare Street is just a few minutes' walk, packed with pop-ups, famous music venues and a superb choice of bars large and small.

A WORD FROM THE OWNER....

"I've absolutely loved every minute of living in this bright and beautiful flat on the tree-lined Navarino Road. It's been a huge decision to move after 16 years here during which the area has been transformed into a destination with its green spaces, restaurants and cafes on our doorstep. The location is the perfect combination of feeling you're amidst the hustle and bustle of East London whilst being in a beautiful green & quiet residential area. The proportions of all the rooms are generous, amplified by nearly 3m meter high ceilings with the added bonus of original features & lots of built-in storage. There is a share of the large garden & the park is a minute's walk away leading to the lively Broadway Market and beyond. The overground is 10 minutes walking distance away too. I will certainly be looking for a new home that I am as equally enamoured with to accompany me on the next chapter of my journey & am very excited for someone to find this gem and enjoy it as much as I have."





➤➤ IF YOU LIVED HERE...

You'll be basking in the natural light flooding your vast, 290 square foot reception with twin sash windows framing leafy street views and the ten foot high ceilings and pristine white walls further accentuating the sense of space. Beautifully restored original floorboards run underfoot and it all makes for a wonderful hosting space you'll be proud to present to friends and family.

Next door your bathroom's handsome in white and on-trend pale terracotta, with a shower over the tub and whitewashed timber surround. The hardwood flooring continues into your kitchen, complementing the timber worktops, letterbox backsplash and white fitted cabinets - there's also an extra wide stainless steel chef's oven and a handy dining nook with Hackney street views. Your bedroom's a substantial double of 130 square feet, with a wealth of integrated storage and a leafy green outlook.

Outside and the beating heart of Hackney is right on your doorstep. Long since matured from its hipster hangout days, East London's most vibrant borough has nonetheless lost none of its unique charm and character. Esoteric local favourites like Paper Dress Vintage (classic dress boutique and cafe by day, independent performance space and bar by night) rub shoulders with countless legendary vintage gastropubs - The Cock Tavern is your closest - and timeless institutions like The Hackney Empire and Hackney Picturehouse, all just moments from your front door.

WHAT ELSE?

- Hackney Central overground is just a five minute walk away, and serves as the central hub for London's overground. From here it's just ten minutes direct to Stratford, thirteen to Camden or twenty to Hampstead.
- Your substantial communal gardens are truly vast and endlessly explorable, with plenty of space to find a private picnic spot or alternatively get to know the neighbours, whatever you feel like.
- London Fields, one of East London's most celebrated open green spaces, is just three minutes' walk to the south and ideal for morning jogs and evening strolls.

