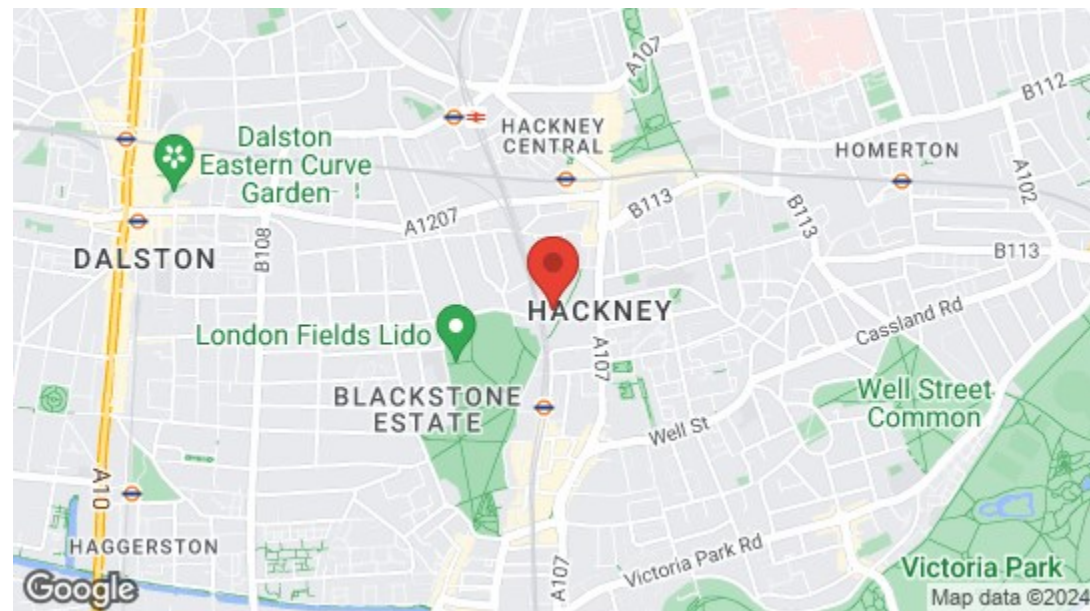


THIRD FLOOR

Total Area: 46.6 m² ... 501 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	83	83
(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	



➔ 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

EST **THE STOW BROTHERS** 2014

SALES/LETTINGS/NEW HOMES/MANAGEMENT



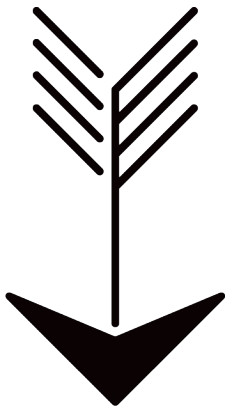
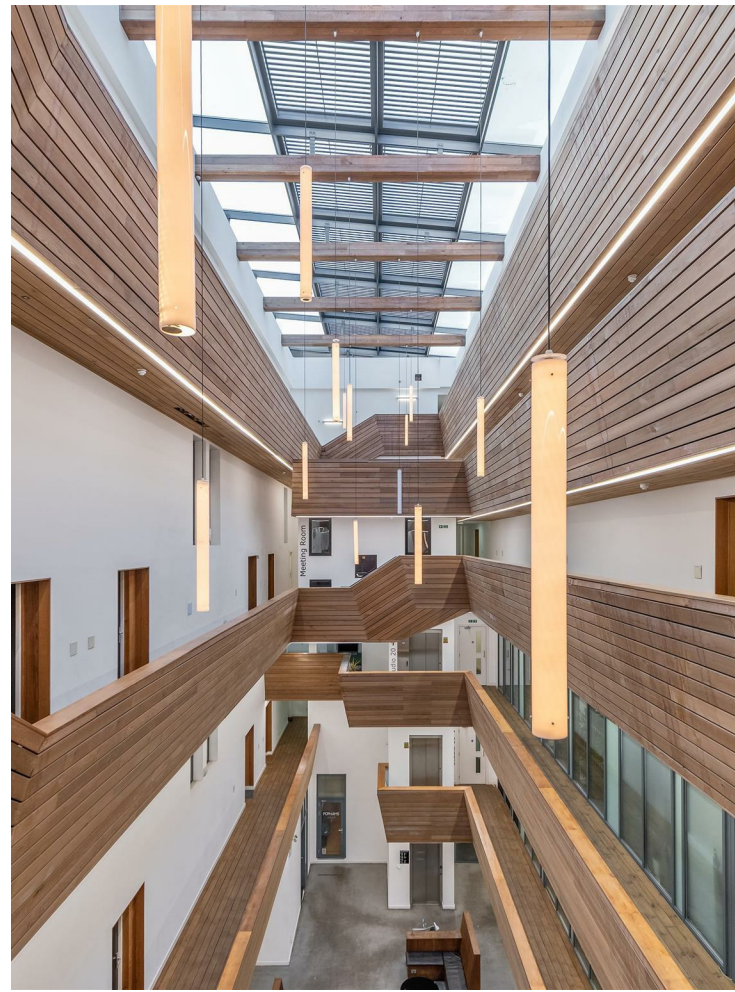
Richmond Road, Hackney
Offers In Excess Of £400,000 Leasehold
1 Bed Apartment - Purpose Built





Features

- London Fields Location
- One Bedroom Apartment
- Third Floor
- Beautifully Presented Throughout
- Concierge Service
- Communal Rooftop Terrace and Courtyard
- EWSI compliant
- 114 Years Remaining on Lease



A WORD FROM THE OWNER.....

"This has truly been a wonderful home for more than 10 glorious years, full of great memories and sensations – from the light that fills it in the morning to the harmonious proportions of its layout – it offers both sanctuary and access to all the amenities of the vibrant London Fields area.

Grab a coffee to go from Pophams bakery or have dinner with friends at Lardo downstairs (both of which you can enter without even leaving the building!). Or head to the famous Saturday market on Broadway Market, Hackney Picture House, Victoria Park or hit up one of the many brilliant pubs that are within short walking distance, such as The Spurstowe and The Dove.

This place has everything, including fantastic neighbours and commercial tenants, which creates an important sense of community. It's perfect for working from home but also has great connections to the city (London Fields to Liverpool Street takes just 10 minutes). One final thing, don't forget to check out views from the fifth floor terrace!"





➡ IF YOU LIVED HERE...

It's one thing nipping to this part of Hackney as a visitor, but it's quite enough to live and breathe the scene, with everything from everything from London Fields Lido, Pub on the Park, Hackney Empire and Michelin star awarded Pidgen on your doorstep. And that's barely even scratching the surface of the area. As well as the much-loved institutions, you'll find exciting new ventures constantly cropping up and keeping you on your toes, so exploring will never get boring.

Thanks to the views of the London skyline and abundance of natural-light, your 501 square foot apartment has a fantastic sense of proportion, while the beautiful design means you can enjoy living here from the moment you move in.

If you work from home, you'll appreciate that the generous kitchen/reception room has plenty of space for all aspects of modern living, with its minimalist design and sleek lines. The kitchen area has smart cabinets, glossy worktops, integrated appliances and contemporary fittings, while there's plenty of space to spread out and relax.

The bedroom is just as immaculate, with neutral decor, engineered oak flooring and custom-storage, while the bathroom has been beautifully designed with stylish horizontal tiles and spotless fittings.

WHAT ELSE?

- Despite all the urban buzz, this area has a surprisingly large amount of green space. As well as London Fields, Victoria Park is only a short stroll away, and home to some internationally renowned festivals including All Points East Festival and Field Day.
- You've got two fantastically unique but entirely different markets within a short walk; Broadway Market and Mare Street Market. Start the day with a coffee at the former and finish with a pint at the latter.
- Transport is plentiful in this area with some excellent bus routes nearby, including the 55 into central London, as well as London Fields station, which is served by the Overground. If you have the time and energy, it's a really pleasant walk into the city, too.

