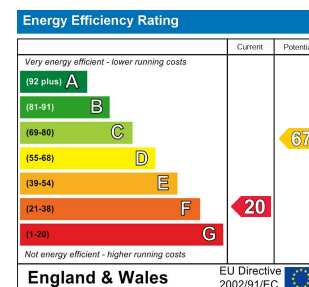
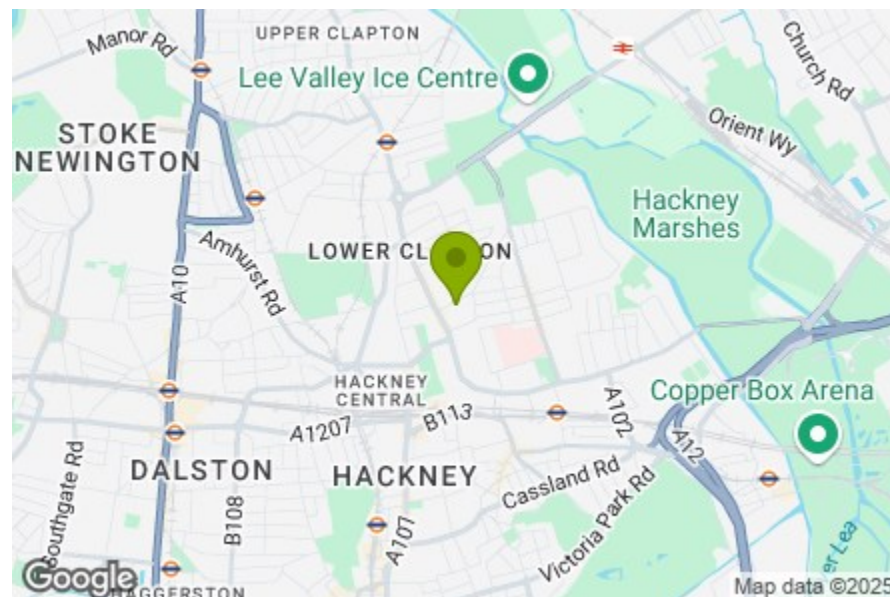


GROUND FLOOR  
Total Area: 63.2 m<sup>2</sup> ... 680 ft<sup>2</sup>

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.

- Bedroom  
12'0" x 10'11"
- Reception  
12'0" x 14'9"
- Balcony
- Kitchen  
11'11" x 9'1"
- Toilet
- Bathroom
- Bedroom  
12'2" x 9'11"



## POWERSCROFT ROAD, HACKNEY

### Offers In Excess Of £450,000 Leasehold 2 Bed Apartment



#### Features:

- Two Bedroom Property
- Communal Gardens
- Beautifully Renovated Throughout
- Private Balcony
- Moments from Chatsworth Road
- Short Walk to Three Stations
- Approx 680 Square Foot

This stylish two-bedroom home offers a light-filled and welcoming space, with a private balcony providing a quiet spot to unwind. Nestled within a well-tended development, it enjoys access to peaceful communal gardens, offering a natural escape from the energy of the city. Thoughtfully renovated throughout, the interiors blend modern touches with a gentle, inviting warmth. Just moments from the characterful charm of Chatsworth Road, and a short stroll from three stations, it ensures effortless connections. Spanning approximately 680 square feet, this home is a harmonious blend of comfort and tranquillity.

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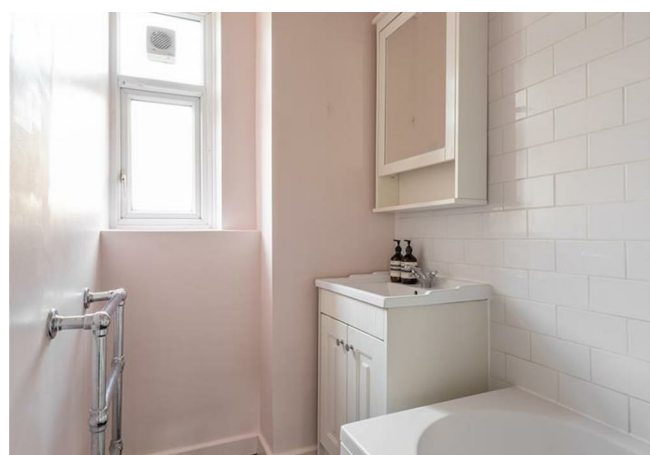
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#### IF YOU LIVED HERE...

Stepping into your new home, you'll immediately notice the beautiful engineered wood flooring flowing through the hallway and much of the space, adding warmth and continuity. A well-placed storage cupboard keeps things neat and organised, creating a calm and welcoming atmosphere from the moment you arrive. Both bedrooms are light-filled and airy, designed with comfort in mind. Built-in storage keeps the space organised and clutter-free, while windows with multiple openings offer calming views and allow fresh air to circulate freely. The reception room is bright and spacious, offering ample room for both a lounge and dining area. Sunlight streams through the southeast-facing windows, adding warmth to the space, while a glazed door opens onto the private balcony—a peaceful spot to enjoy a morning coffee while overlooking the communal gardens. The communal gardens provide a lovely outdoor space, perfect for drying laundry, growing plants, or simply unwinding. This shared space fosters a sense of community and connection to nature. The kitchen is modern and stylish, featuring a navy and cream palette with brushed gold accents. A glossy cream tile splashback enhances the light, airy feel, while built-in cabinetry offers ample storage. Positioned beneath the window, the sink provides a pleasant view, making everyday tasks more enjoyable.

The bathroom and separate WC are elegantly finished in pastel pink and cream tones, complemented by dark grey hexagon floor tiles. A bath with an overhead shower offers both comfort and convenience, while windows in both spaces bring in natural light. A cream vanity unit and mirrored cabinet provide practical storage while keeping the space neat and refined. Just five minutes away, Chatsworth Road is a lively hub of independent shops, cafés, and a bustling Sunday market. Whether you're after artisan coffee, fresh pastries, vintage finds, or boutique shopping, this much-loved street is at the heart of the community. For green space and fresh air, Hackney Downs Park is a 10-minute walk away, with open fields, tree-lined paths, and sports courts, perfect for relaxing or staying active. A little further on, Hackney Marshes offers vast open spaces, riverside walks, and playing fields, ideal for those who love the outdoors.

#### WHAT ELSE?

Less than a 15-minute walk away, Hackney Central provides Overground connections, linking to the Victoria Line for fast travel across London. Meanwhile, Hackney Downs offers Weaver Line and National Rail services, with quick routes to Liverpool Street, Chingford, and beyond. With a well-connected transport hub and numerous bus routes serving the area, commuting and exploring the city is easy and convenient.



#### A WORD FROM THE OWNER...

"We have loved our time living in the Lower Clapton area and are really sad to be leaving!

You can't get a better location in the middle of the hustle and bustle of Hackney, Lower Clapton and Chatsworth Road, but the flat itself is actually super quiet and peaceful.

We love getting a coffee from Today Bread and taking our pick of whether to walk down the river to Victoria Park, through Hackney Downs to Clissold Park or down through Millfields to Hackney Marshes with a stop at The Princess of Wales pub on the way back for their legendary Sunday roast. In terms of transport links you have Hackney Central overground, Hackney Downs, Homerton and Clapton station all within a 12-15min walk, and a bus stop at the end of the road with buses all the way into central London and within 20mins to Bethnal Green station.

This flat has been our buzzy little oasis of happiness, and we look forward to someone else loving it as much as we have!"

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