

Reception  
15'9" x 13'1"

Kitchen  
9'5" x 8'10"

Bedroom  
9'10" x 10'0"

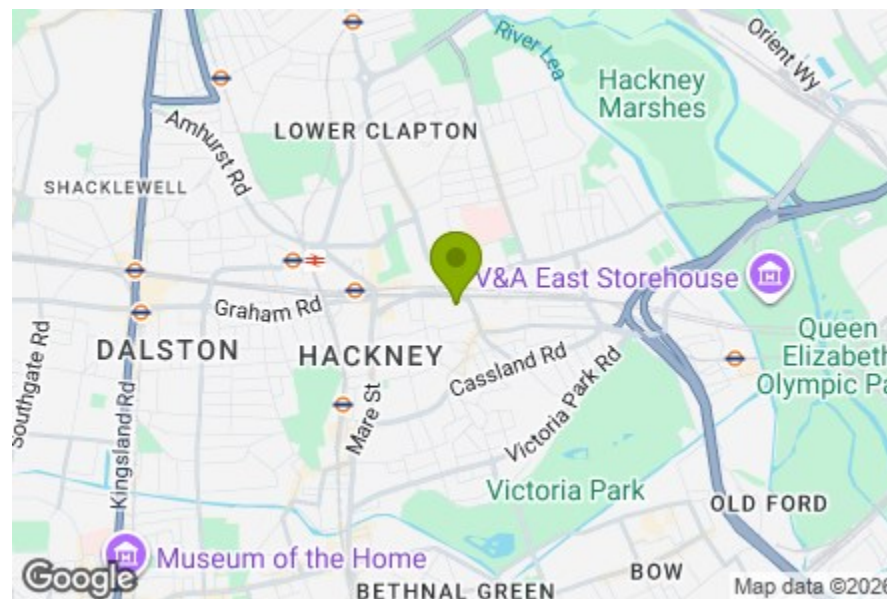
Bedroom  
9'5" x 12'10"

Bathroom

WC

Total Area: 58.4 m<sup>2</sup> ... 629 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.



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		78	83
		EU Directive 2002/91/EC	



## MORNING LANE, HACKNEY

Offers In Excess Of £425,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedroom Flat
- Beautifully Presented
- Third Floor
- South Facing Reception Room/Bedrooms
- Moments Away from Hackney Central

A beautifully presented two bedroom flat set on the third floor of a well kept building on Morning Lane, just moments from Hackney Central. This lively part of Hackney is full of independent cafés, restaurants and local shops, with green spaces and excellent transport connections all close at hand.

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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

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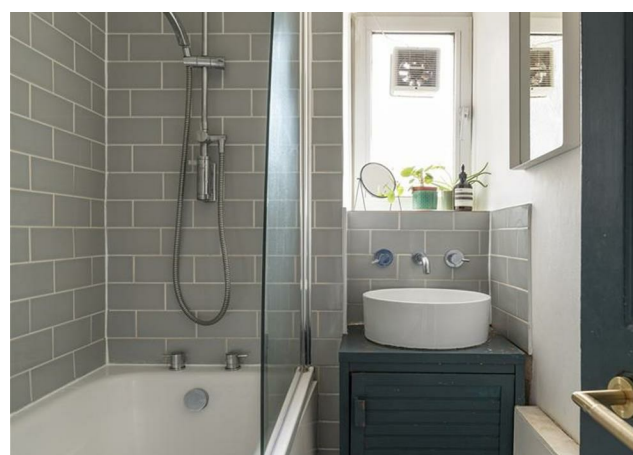
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### IF YOU LIVED HERE...

Set on the third floor, this thoughtfully arranged home has a bright, open feel throughout. The reception room measures over fifteen feet in length and offers a generous place to relax or gather with friends. Large south facing windows draw in natural light across the day, giving the room a warm, easy atmosphere.

The kitchen sits just next to the living space and is neatly arranged with good worktop space and room for everyday cooking. Both bedrooms are well proportioned and also benefit from the same south facing aspect, making them calm and bright spaces to start and end the day. One stretches to almost thirteen feet in length, while the second offers flexibility as a guest room, workspace or study.

The bathroom sits conveniently off the hallway, alongside a separate WC, creating a practical layout that works well for both daily routines and visiting guests.

### WHAT ELSE?

Hackney Central Station is just a short walk away, offering Overground connections across London as well as easy bus links into direct to Central London.

Broadway Market and London Fields are within walking distance, known for their weekend market, independent shops and much loved food spots including Elliot's and L'eau à La Bouche.

Victoria Park is nearby for wide green spaces, waterside walks and relaxed afternoons in one of East London's most cherished parks.



### A WORD FROM THE EXPERT...

"I feel right at home living in Hackney, even though I am originally from Greece. You can be yourself, wear what you like and always feel welcome. The multicultural spirit shines through in the cafés, restaurants, shops and bars. From specialty coffee and Michelin star dining to parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway Market are full of community energy, great food and local makers. The marshes are ideal for dog walks, and nearby you can stop by the Princess of Wales for a Sunday roast, Here East for brunch or Crate Brewery for pizza and a local beer. Homes range from Victorian and Georgian houses to red brick local authority blocks and modern developments with shared roof terraces. I have truly found my place in Hackney, and it holds a special spot in my heart!"

EVA BOUZAKI  
HACKNEY BRANCH MANAGER

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