



LOVE LIVING HACKNEY



Birchington house Pembury Road, Hackney, E5 8LD

Offers in excess of £340,000





Birchington house Pembury Road

Hackney, E5 8LD

- Top floor
- Great transport links
- Ideal for first time buyers
- Views over Hackney Downs
- Chain free
- Natural light

The Home -

This One bedroom purpose built flat is perfectly located on the top floor of a purpose built block and moments from the green and leafy spaces of Hackney Downs. The block itself is on Downs Park road, a very quiet Road which is not on a bus route. Further benefits include, New laminate flooring throughout, floor to ceiling shelving with integrated desk space in the living room and sash windows providing uninterrupted views over Hackney Downs, a separate fitted kitchen with modern decorative tiling, a double size shower and separate W.C. Offered to the market chain free.



The indoors

Situated on the top floor of a solid brick block which creates a quiet and peaceful space with high ceilings. The apartment is fitted with modern light fittings and new laminate flooring. Little Greene paint in the hallway gives a warm homely feel. The living room is bright, airy and has a large Sash window overlooking Hackney downs Park. Floor to ceiling shelving has been cleverly fitted with integrated desk space added for the work from home situation. Tastefully decorated in an emerald green and Dulux Egyptian Cotton. The bedroom has another large Sash window looking onto Hackney Downs Park and more Dulux Egyptian Cotton paint which creates a calming and light space. The light filled, spacious Separate Kitchen has lots of storage space, open shelving and modern decorative tiling. The shower room and Toilet are completely separate and benefits from a large double size shower, sink with storage underneath, a large mirror and Hollywood lighting strip

Loving The Location





Downs Park Road is conveniently positioned moments from Hackney Downs Park. Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes and offers many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 56. Stone Bros is excellent for coffee, and there is a weekly food market on Sundays. Restaurants such as Uchi, My Neighbours The Dumplings and Lucky & Joy, in addition to the legendary wine bar P. Franco are all nearby in Lower Clapton. The Elderfield is a classic local favourite pub. The Castle Cinema, is independently crowdfunded and screens features, as well as classic and contemporary art-house films. Blok gym is a few minutes walk away.

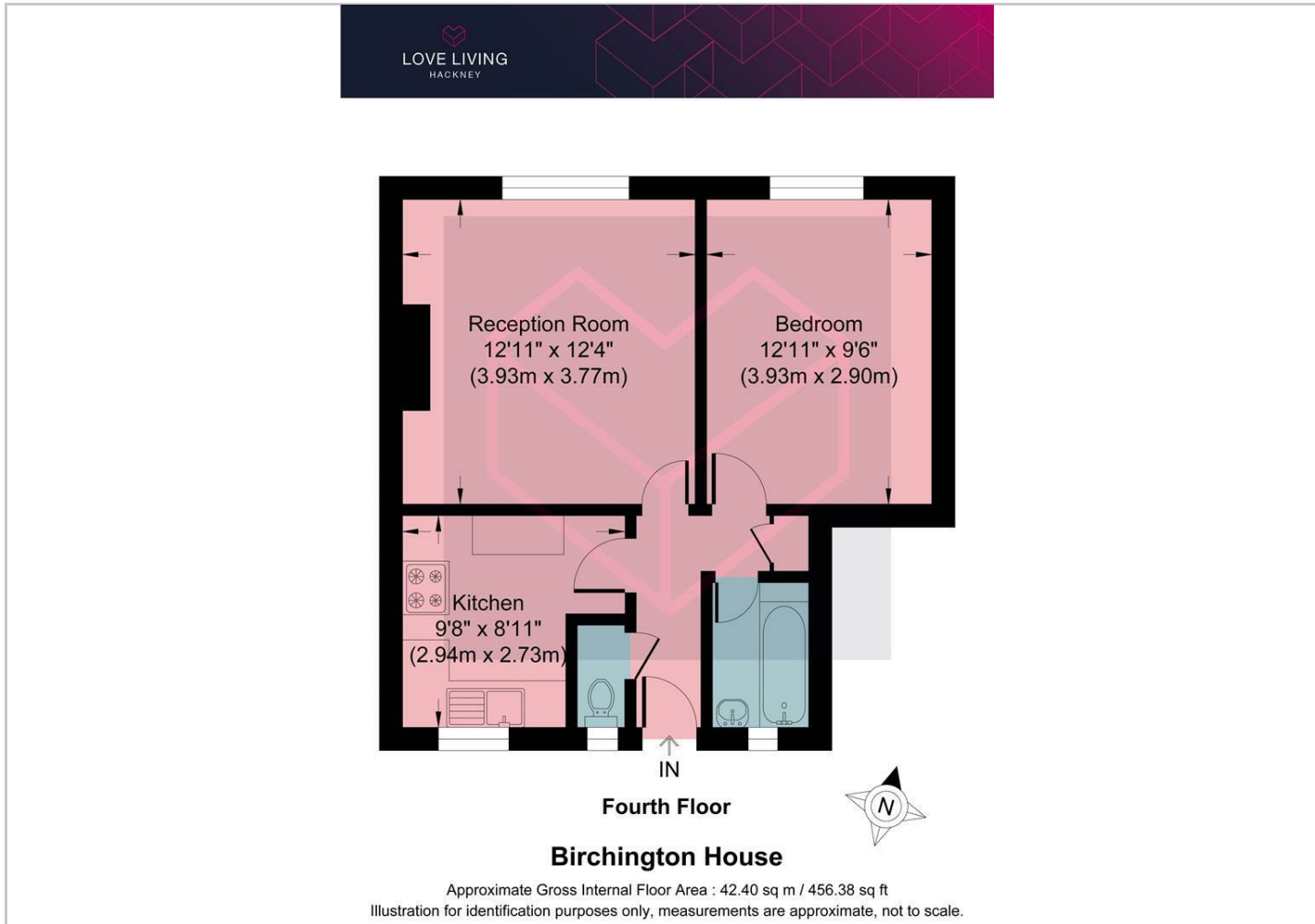
The closest stations are Clapton overground and Hackney Downs, which offers direct lines to Liverpool Street in under ten minutes. Hackney Central offers lines to Stratford and, Highbury & Islington.

Directions

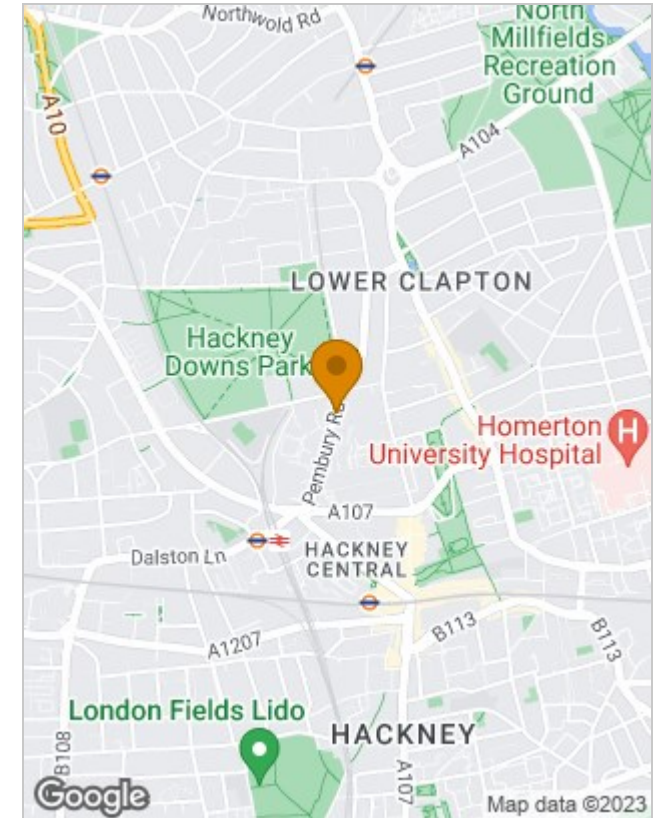




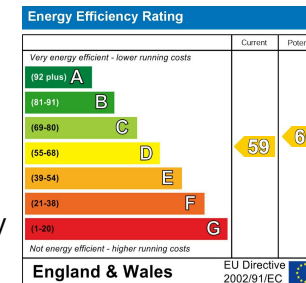
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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