



# LOVE LIVING

HACKNEY



2 Waterfront House Harry Zeital Way, Hackney, E5 9RQ

£575,000



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£575,000

# 2 Waterfront House Harry Zeital Way

Hackney, E5 9RQ

- Arranged over two Levels
- Three Double Bedrooms
- Private Balcony
- River Lea Location
- En suite to Main Bedroom
- Available Early September
- Modern Development

## The Home -

Located on the banks of the River Lea is this beautiful three bedroom apartment arranged on the raised ground floors of this impressive modern development. Arranged over two floors, the space has been tastefully finished with much thought given to light and space. The Westerly facing balcony enjoys evening sunlight ideal for alfresco dining.



## The Indoors

The apartment is reached via passenger lift or raised level staircase with added secure entry to the secure floor level. Positioned at the mid point of the corridor and boasting an inviting entrance hall with two storage cupboards, and access to the open plan living and kitchen area, with fitted kitchen, laminate worktop, integrated appliances and splashback over the hob. The balcony is accessed via the double glazed door with views over the rear of the building and the third bedroom can also be found on this floor. Stairs located in the main hallway lead up to the first floor with ample storage and access to two further double bedrooms with en-suite to the main bedroom along with recently modernised family bathroom.

## The Outdoors

The West facing balcony is situated off the lounge, complemented with composite decking boards span the entire area.





## Loving The Location

Waterfront house is nestled in Millfields Park. Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes 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

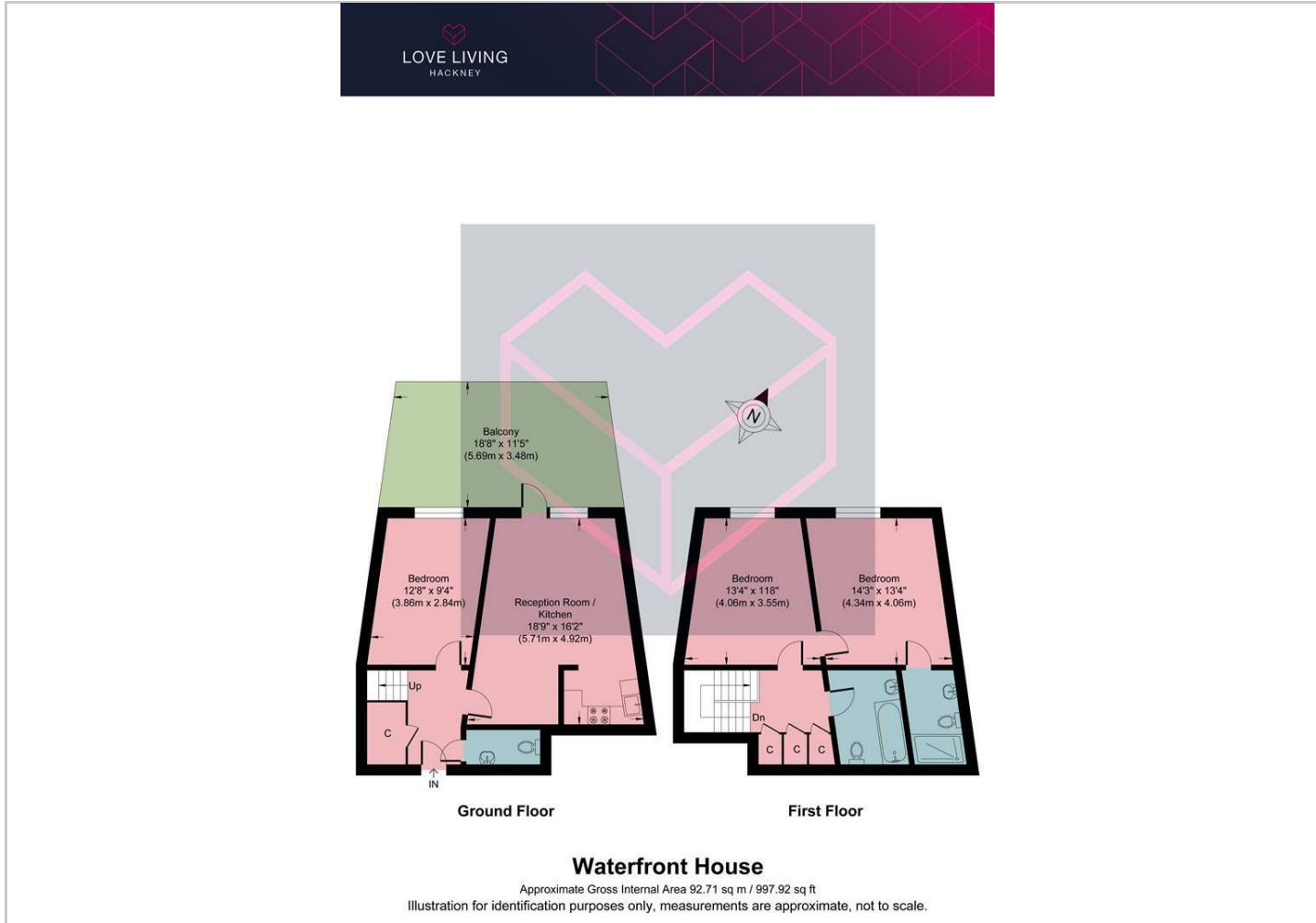




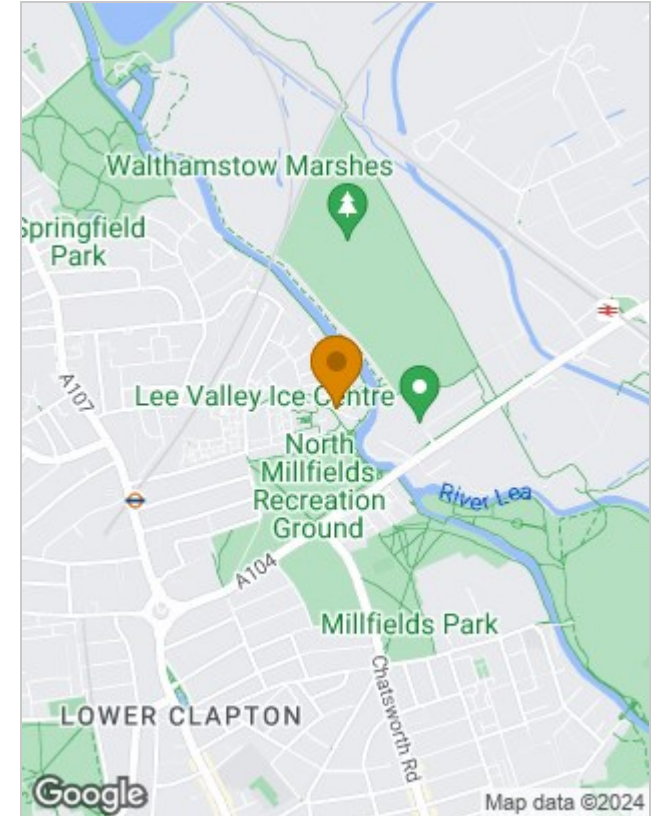
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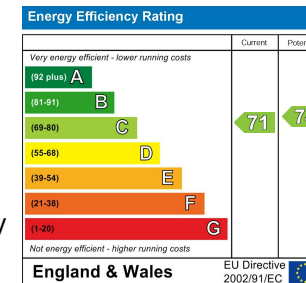
## Floor Plans



## 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.