



LOVE LIVING
HACKNEY



41 Kedleston walk, London, E2 9RP

Guide price £650,000





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- Four double bedrooms
- Duplex
- Close to Victoria Park, Columbia Road and Shoreditch
- Nearly 1,100 square feet arranged over the top two floors
- Large west facing private terrace with raised decking and summer house
- Close to Bethnal Green underground station
- Double glazed
- Garden/Terrace

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The Home -

This split level, four double bedroom apartment is over 1,078 square foot and is arranged on the second and third floors. It has a large, west facing private terrace that attracts the afternoon and evening sun. The kitchen is blessed with Walnut worktops. Located in the heart of Bethnal Green, the famous Columbia road is nearby, Victoria Park is a short walk away and the nightlife of Shoreditch within easy reach. Bethnal Green underground station is a three minute walk away providing access to the central line into central London and beyond.



The Indoors

Upon entry you have a small utility room with washing machine and height to stack a dryer, plus space for storage and laundry drying. To the right we have the large living room which is over 23 feet long and has dual aspect double glazed windows allow the light to radiate through the room. The kitchen is fully fitted with an integrated oven, microwave, fridge freezer and dishwasher. The solid walnut worktop and hand carved island provide plenty of worktop space with storage below- allowing a social dine in bar area. The five burner gas hob has pan slides beneath with seamless stainless steel back-splash along the run. Floor to ceiling double glazed doors face west and open out onto the vast terrace.

Upstairs we have four double bedrooms all with double glazed windows and wall mounted radiators. A white tiled bathroom that is equipped with matching sanitary-ware. Back to wall toilet, hand basin, bath with glass shower screen and a heated towel rail. In addition, another separate toilet with hand basin sits perpendicular to the bathroom.

The Outdoors





The large private terrace faces west, measures 31' x 21'. It benefits from uninterrupted sky and has all day sun, it is part decked and part laid with UV protected astro grass that will not fade and like grass, is soft enough to sit on. There is a bespoke designed summer house, that opens out into an entertaining space, making full use of the raised solid wood decking. The fused mains connection means that it can service both a fridge freezer and TV, with another two double sockets. With an additional spur available for any additional outdoor lighting.

The nearby through roads have recently been diverted and some areas pedestrianised, so it is extremely quiet both inside and on the terrace. The only sounds you hear are from the Bethnal Green Nature Reserve next door which will have you feeling like you are in the middle of the countryside, rather than a capital city.

Loving The Location

Bethnal Green is one of the most established east London neighbourhoods. The area has an exciting mix of traditional pubs and cafes, such as E Pellicci, Tayyabs and The Approach Tavern, as well as a new wave of bars and restaurants, including Brawn, Redchurch Brewery and Sager + Wilde on Paradise Row. Common E2 is just around the corner for coffee. The area is home to many design and architecture practices as well as great small commercial galleries, including Maureen Paley, Modern Art, and Herald St.

Broadway Market and Columbia Road Flower Market are within easy walking distance of Kedleston Walk. Slightly further afield is Brick Lane and Shoreditch, while an enjoyable walk along Regent's Canal leads to Victoria Park and Haggerston Park. The V&A Museum of Childhood is very close by, as is York Hall Leisure Centre. Kedleston Walk is equidistant from Bethnal Green Underground Station (Central Line) and Cambridge Heath Underground Station. There are excellent bus links to Hackney and central London.

Directions





Floor Plans



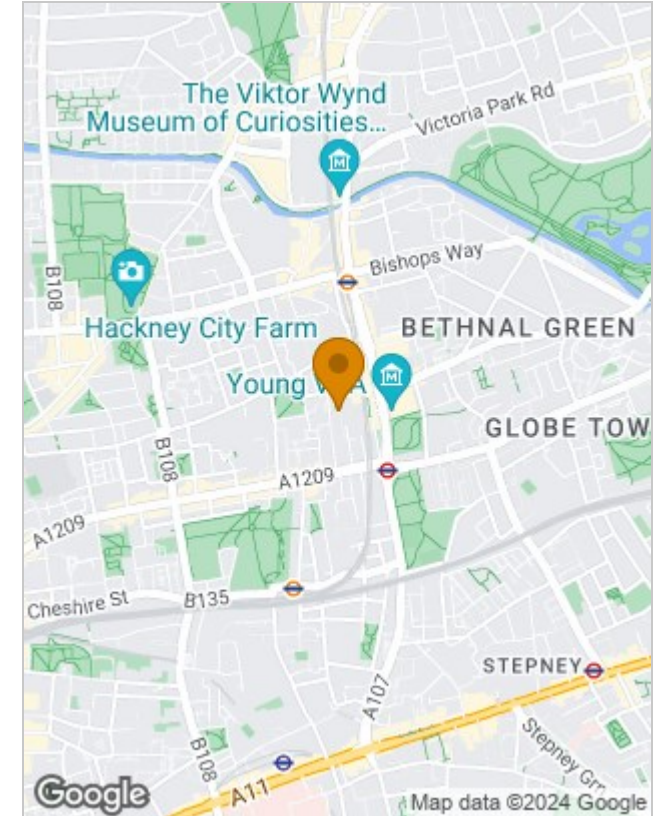
Viewing

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.

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Location Map



Energy Performance Graph

