



LOVE LIVING  
HACKNEY



23a Mabley Street, Hackney, E9 5RH

Guide price £450,000



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# 23a Mabley Street

Hackney, E9 5RH

- No onward chain
- Two double bedrooms
- Plantation shutters in main bedroom
- Moments from Victoria Park and Hackney Marshes
- Private garden
- Own entrance
- Open plan living

Guide Price: £450,000 - £475,000

The Home -

Thoughtfully designed with a neutral colour palette, this two bedroom garden flat has been transformed into a homely space with a contemporary feel. The property comes with a secluded private garden, double glazed windows, tiled bathroom and open plan kitchen. Mabley Street is perfectly located moments from the open green space of Victoria Park and Hackney Marshes and a short walk from Homerton overground station providing direct access into Stratford international and Highbury and Islington.



## The Indoors

Entering via the UPVC front door there is a handy storage cupboard and laminate flooring is underfoot linking the entirety of the apartment seamlessly. At the front of the plan you will find two well proportioned double bedrooms. The first bedroom boasts a bright bay with fitted plantation shutters and ample room for storage and shelving. The second bedroom is light filled with views over the rear garden. As you enter the long inviting entrance hall, you will find the space has been utilised well with a seating area and ample storage, then opening into the open plan the living room/kitchen. This is a cosy space complete with designated relaxation and dining areas perfect for socialising and entertaining. The Kitchen offers wooden countertop space for food preparation with a mix of low and high level cabinetry. The shower room is located at the rear of the plan with W/C, pedestal wash hand basin and pivot glass door shower enclosure.

## The Outdoors

The secluded garden has been perfectly landscaped with lawn laid at the front and a wonderful patio area situated at the rear perfect for alfresco dining and entertaining.

## Loving The Location







Chatsworth Road runs north from Homerton towards the green fields of Clapton and the Marshes. It offers a selection of independent shops, cafes and restaurants such as Shanes and Fika, and specialist food suppliers L'epicerie.

Hackney Wick is nearby and lies between Victoria Park and the River Lee. Once a bustling industrial area, it now draws an eclectic and creative crowd. Since the 2012 Olympics, it has seen a significant influx of cultural investment, with new developments and facilities in easy reach of this house. There are numerous restaurants and bars, including the Michelin-starred Cornerstone, as well as Silo and Crate Brewery.

The Here East campus, The Breakfast Club, Randy's Wings, Mother and Gotto is a short walk away and operates as a co-working hub and cultural centre, while award-winning theatre and music venue The Yard is also close by.

The amenities of the Olympic Park are close at hand, where the East Bank, a new world-class cultural quarter, is now under construction, with new facilities for the V&A Museum, Sadler's Wells Theatre, the BBC and the London College of Fashion, as well as a new campus for UCL.

Homerton station, is minutes away and runs direct services to Stratford international and Highbury & Islington on the London Overground.

## Directions









## Floor Plans



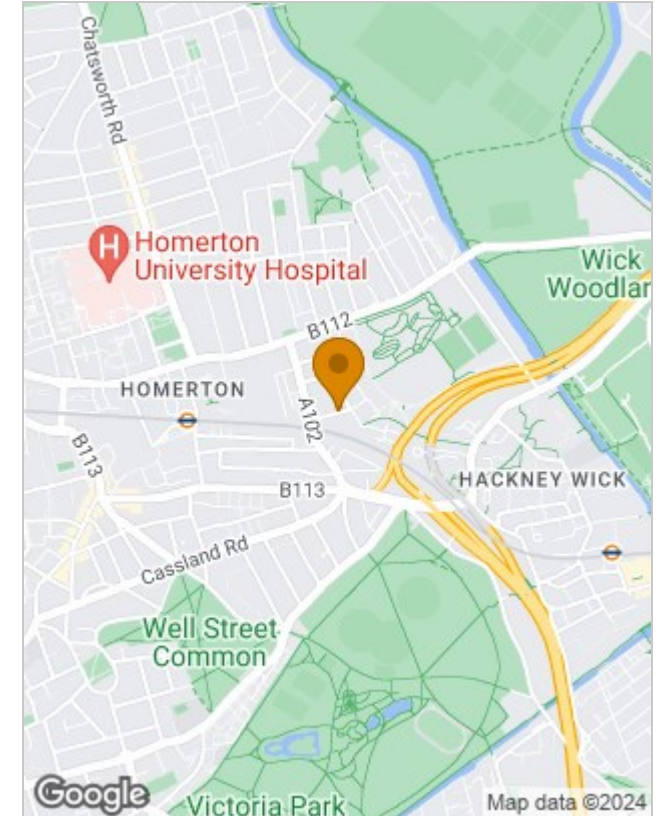
## Viewing

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.

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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## Location Map



## Energy Performance Graph

