



LOVE LIVING

HACKNEY



1 20 Shore Road, Hackney, E9 7TA
Asking price £750,000





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- Arranged over two floors
- No onward chain
- Courtyard
- Sash windows
- 1306 SqFt of living accomodation
- Two double bedrooms
- Close to Broadway Market and Victoria Park
- 970+ year lease

The Home -

Shore Road offers a wonderful mix of traditional and modern architecture. This double fronted former Victorian residence has been sensitively converted into a mix of 1/2/3 bedroom apartments. This two-bedroom home is generously arranged over two floors and offers over 1,300 square foot of living accommodation. This versatile space has been finished in a neutral colour palette throughout with two large entertaining areas spanning both floors which are perfect for entertaining. Both bedrooms are well proportioned with doors leading to the rear patio area. Located just off of Well Street and only a short walk away from London Fields and Victoria Park, perfect for outdoor enthusiasts.



The Indoors

As you enter the main front door of the apartment you are greeted with an entrance lobby, perfect for shoe and coat storage. The secondary door open into a large living area with high ceilings and sash window illuminating the front of the plan. A spacious double bedroom can be found at the rear of the plan with two sash windows allowing an abundance of light.

A glass balustrade staircase links down to the lower level. This versatile open living area is an ideal space for entertaining and links perfectly with the kitchen situated just off the lounge. The kitchen is fitted with a mix of high and low level cabinetry complemented with white doors and stainless steel handles. At the rear of the plan you will find a wonderful double bedroom with French doors leading to the patio area with the added benefit of a communal garden just beyond. The bathroom has been finished with white tiling, bath with shower screen and over the bath shower attachment and W/C.

The Outdoors





At the rear of the apartment you will find the French doors opening out to a courtyard ideal for alfresco dining and entertaining.

Loving The Location

Two of London's most popular green spaces, Victoria Park and London Fields (with its heated lido), are both a short walk away. Weekly food markets take place at Victoria Park and Broadway Market - with its plethora of independent shops and cafes including Climpson and Sons. Columbia Road Flower Market is also a short walk away.

There are many fantastic local restaurants, notably Elliot's, Bright, Mare Street Market, Cafe Cecilia and Bistrottheque, a slightly further walk to the south. E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread, as is The Bread Station and nearby Netil Market is a thriving hub of restaurants, breweries and coffee roasters.

London Fields and Cambridge Heath Overground stations are equidistant for quick trains into Liverpool Street. Bethnal Green Underground (central line) is roughly a ten minute walk. Numerous buses run along Mare Street towards central London, as well as from Well Street/Cassland Road into the City and Canary Wharf.

Directions

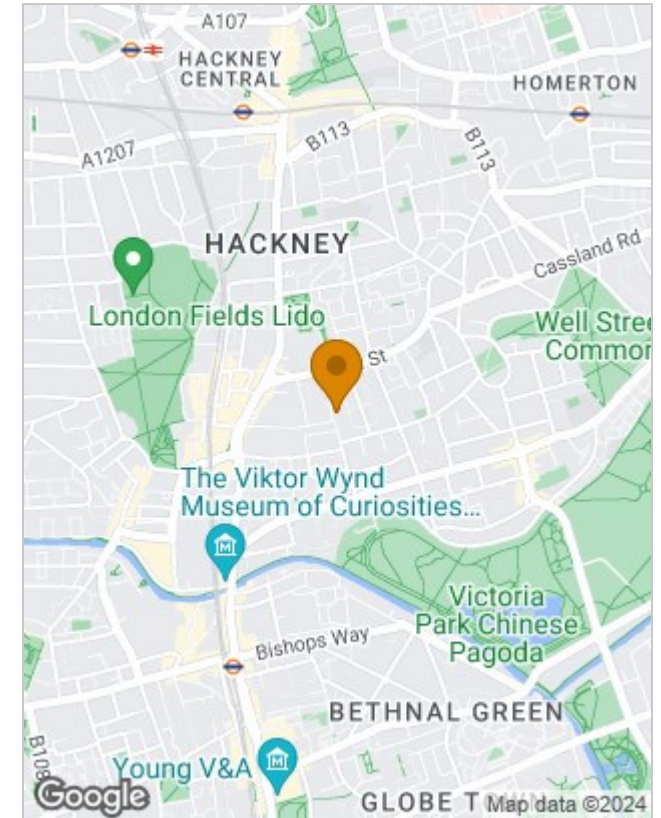




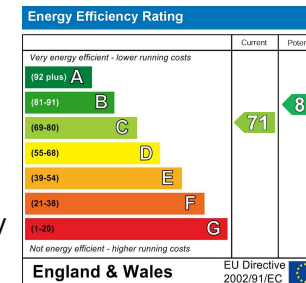
Floor Plans



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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