



# LOVE LIVING HACKNEY



43 Vallance Road, London, E1 5AB  
Offers in excess of £400,000





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# 43 Vallance Road

London, E1 5AB

- Natural light
- Private balcony
- Close to Brick Lane/Whitechapel/Liverpool street/Shoreditch
- Excellent transport links
- floor to ceiling windows
- Spacious bedroom
- Double glazed

## The Home -

This one-bedroom apartment is positioned on the third floor and has a floor to ceiling windows that open out onto a balcony overlooking Vallance Gardens. Wooden flooring throughout and a large bedroom further compliment the space. This location on Vallance Road is perfect to enjoy the famous Brick Lane, Columbia Road flower market, Spitalfields Market, and Shoreditch is a short walk away. Transport links from Vallance Road are in abundance, Whitechapel Station (with Crossrail link). You are also within walking distance to Aldgate East, Bethnal Green and Liverpool Street stations offering journeys into the City and beyond.



## The Indoors

The entrance hall has wooden flooring underfoot and ample space for coats and shoe storage. The main living space is flooded with natural light thanks to floor to ceiling, double glazed sliding doors that open out onto the balcony. The open plan kitchen is well stocked with cupboard space, work surfaces and the built in oven has an electric hob. The fridge and freezer are built in, as is the dishwasher. The large bedroom has plenty of space for wardrobes and has a south facing double glazed window. The bathroom has a bath with shower attachment, hand basin and W.C.

## The Outdoors

The private balcony has wooden decking and is a great space for a morning coffee or a glass of something whilst overlooking Vallance Gardens.

## Loving The Location

Located just off of Vallance Road, Whitechapel is home to a thriving range of traditional pubs, cafés and restaurants. Neighbourhood favourites include Tayyabs, East London institution Rinkoff's Bakery and Townsend at The





Whitechapel Gallery. The independent Genesis Cinema is an 11 minute walk.

Bethnal Green is only slightly further afield and is home to institutions like E. Pellicci and The Approach Tavern, which are complemented by a new wave of bars and restaurants, including Brawn, Redchurch Brewery and Sager + Wilde on Paradise Row. The Young V&A Museum is a short walk away, as is York Hall Leisure Centre.

Regent's Canal, Columbia Road Flower Market, Brick Lane and Shoreditch are all within walking distance. Nearby are many of East London's finest parks: Mile End Park, Bethnal Green Gardens, Weaver's Fields, Victoria Park, and the historic churchyard of St Dunstan's, to name a few. The charming Stepney Green City Farm is also close.

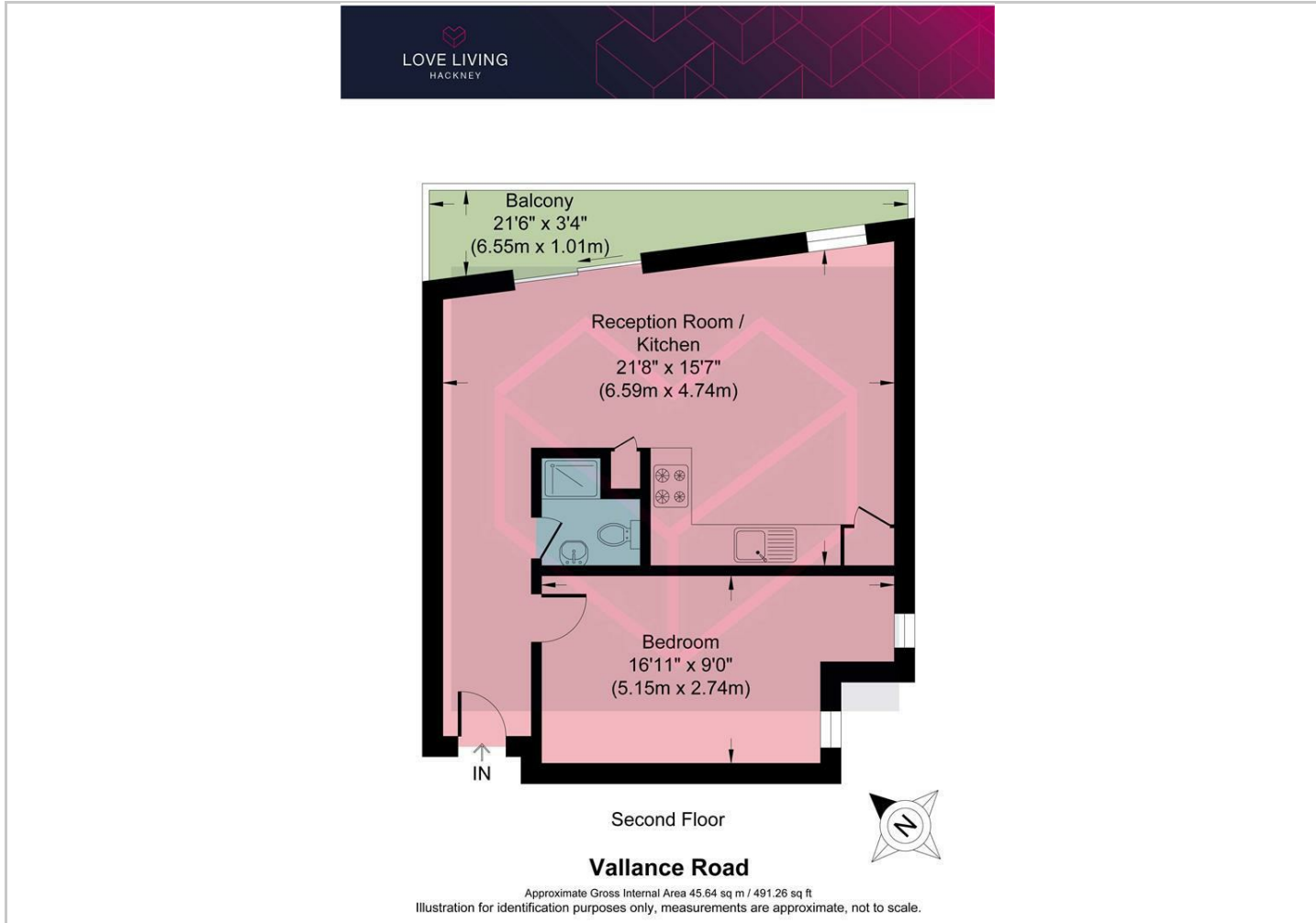
Whitechapel Station is less than a 10-minute walk away, providing an excellent array of transport connections via the District, Hammersmith & City and Elizabeth Lines plus the Overground. The West End can be reached in 12 minutes and Heathrow within 39 minutes.

## Directions

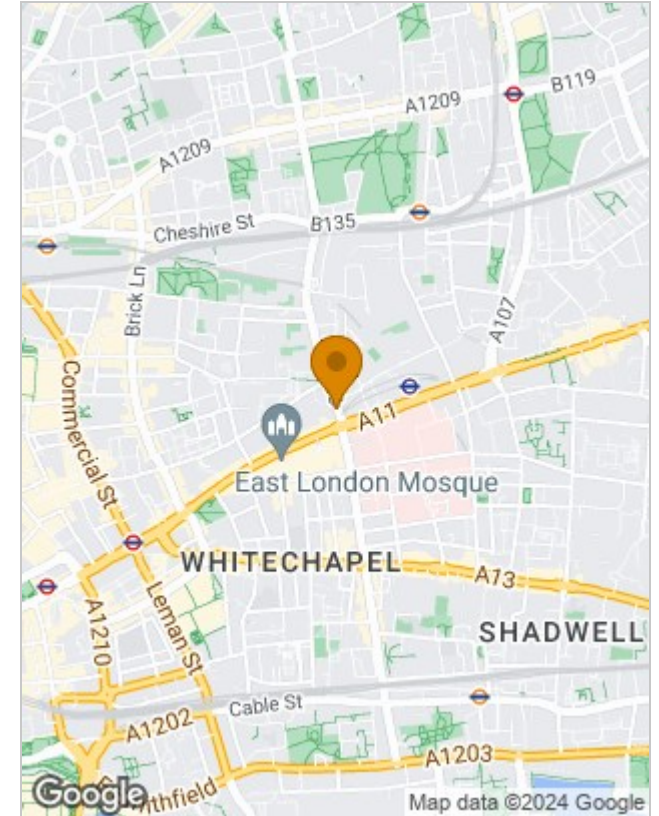




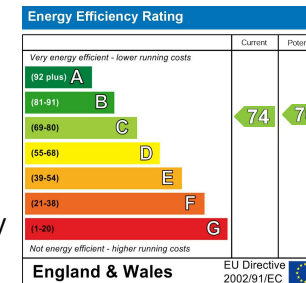
## Floor Plans



## 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.