



# LOVE LIVING

HACKNEY



36b Newington Green, Hackney, N16 9PR

£575,000



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£575,000

# 36b Newington Green

Hackney, N16 9PR

- Georgian conversion
- Private balcony
- Two double bedrooms
- Top floor
- High ceilings
- Period features
- Sky lights
- Heart of Newington Green

The Home -

This grade II listed, two double bedroom apartment is positioned on the top floor of a charming Georgian conversion in the heart of Newington Green. It has high ceilings, Georgian features and a private balcony. Sky lights flood the space with natural light and both the bedrooms are good sized doubles. Located opposite Newington Green with many highly recommended cafes, shops and gastro pubs just moments away, including Jolene and Yield. Clissold Park is a short walk away with its wide open green space. The ever popular Stoke Newington Church Street is nearby and excellent transport links are on the doorstep with links to the city and beyond with various bus routes and Canonbury overground station.



## The Indoors

Entered via the second floor of a Georgian building, the entrance hall has space for coats and shoes. The main living room has great ceiling height, skylights allow the natural light to flow through the space, a fireplace, wooden flooring underfoot in this room (and throughout the apartment) and original sash windows. The kitchen is well stocked with cupboard space and work surfaces, space for a fridge/freezer and washing machine, oven with gas hob, plus there is a butlers style sink.

Both bedrooms are good sized doubles, the main bedroom has bespoke built in wardrobes, wooden flooring, sash windows and a separate door that leads out onto the private balcony. The second bedroom also has the charming wooden flooring and a sash window. The shower room has another skylight above the shower giving a feeling of space and light, the shower is finished in grey tiles with a hand basin, heated towel rail and W.C.

## The Outdoors

The charming private balcony is accessed via the main bedroom and is a wonderful spot for a morning coffee or alfresco dining.

## Loving The Location

Residents love Newington Green because of the close community and village atmosphere. Plenty of tree-lined residential streets just off the main thoroughfare lead to a plethora of fantastic cafes, bars and restaurants, some of the highlights include the ever popular Jolene, Yield wine bar and the lady Mildmay pub. If you like to eat, drink and be merry, you're in for a treat here, it's approach road are sprinkled with bustling cafes, lively, dog-friendly pubs, and popular independent shops. The fresh veg from Newington Green Fruit & Vegetables. The north-east London postcode is high in demand and is awash with creativity, boutique shops and the latest restaurants.





Church Street is full of artisan coffee shops and smart cafés every few yards including Caffeine London; The Good Egg; The Blue Legume; The Green Room and The Last Crumb Café. There is a wide choice of restaurants including Franco Manca chain pizzeria; Fanny's Kebabs, now with three branches; Spanish restaurant Black Pig with White Pearls; The Haberdashery for brunch and lunch; Yum Yum, a long-standing modern Thai restaurant in a fine Georgian house.

Clissold Park is a 55acre community park that has tennis courts, a bowling green, ornamental lakes, an aviary and an animal enclosure with deer, goats and chickens, as well as an attractive cafe at the 18th century Grade II listed Clissold House. There is a woodland park and nature reserve at Abney Park Cemetery, where entry is free, and there are lots of activities on offer, from wooden spoon carving to guided nature walks.

Transport is impressive with a number of bus stops within short walking distance providing fast and convenient bus services to Islington, the City, Central London and the West End. The North London line at Dalston Kingsland provides direct east west travel between Richmond and Stratford and connection to the Victoria Line at Highbury and Islington whereas the East London Line at Dalston Junction provides direct travel to the south and east including New Cross, Crystal Palace, West Croydon and Clapham Junction and connections to Canary Wharf either by Jubilee Line (Canada Water) or DLR (Shadwell).

## Directions

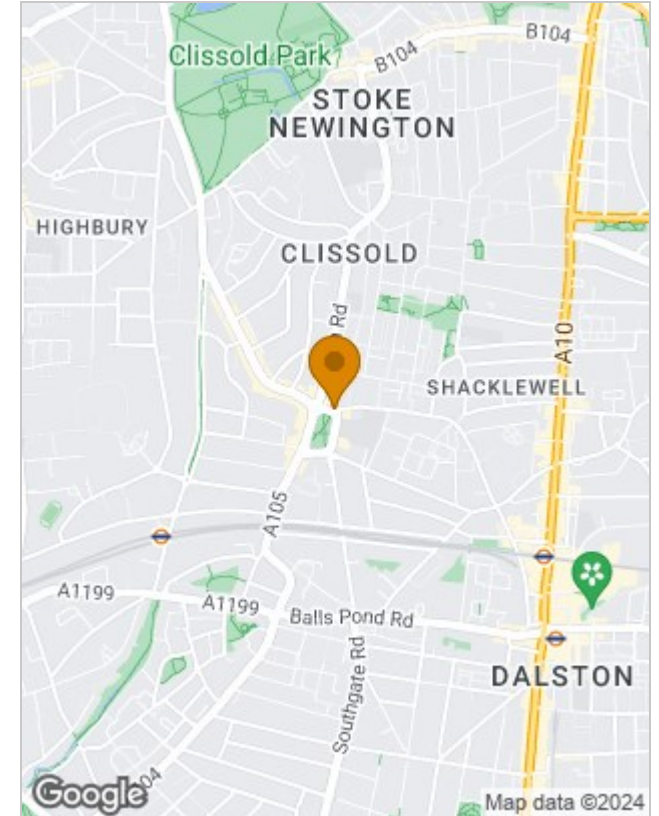




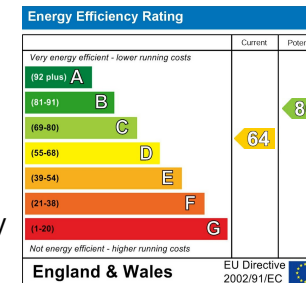
## Floor Plans



## 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.

Studio 74, 38-40 The Oval, London, E2 9DT

Tel: 0203 005 2600 Email: [hello@loveliving.uk](mailto:hello@loveliving.uk) <https://www.loveliving.uk>