



LOVE LIVING
HACKNEY



271 Amhurst Road, London, N16 7UP

Asking price £400,000





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- Ground floor period conversion
- Engineered wooden flooring
- Share of freehold
- Private front garden
- Own front door
- Perfect for first time buyers

Guide Price - £400,000 - £425,000. The Home -

Brilliantly positioned in Stoke Newington, this wonderful period conversion apartment has a share of the freehold, a private garden and is a five-minute walk from the much-loved Hackney Downs. It has been beautifully styled by the current owner using a strong palette, resulting in a peaceful space that is warm and welcoming. The bakeries, restaurants and bars of Church Street are within easy reach, while Islington, Newington Green and Dalston are also close at hand.



The Indoors

This charming former period residence is set back off the main road and entered via the private front garden. The perfect shade of yellow front door invites you into the open living space with engineered wooden flooring underfoot, Victorian style radiator and offers a comfortable space to relax and entertain. Light beams through the front aspect providing perfect morning sun illuminating the room.

The kitchen flows seamlessly from the lounge creating a wonderful open plan living space ideal for entertaining. There is a mix of high and low level cabinetry complemented by dark blue handleless doors, recently upgraded ceramic tiled floor, Victorian style radiator and plenty of countertop space and storage.

The shower room has an industrial style feel with powder coated black fittings and shower screen, white metro style tiling surrounds the walk in shower with mosaic pebble style flooring completes the look.

The bedroom is located at the back of the plan and is filled with natural light with views over the rear gardens. There is ample storage found within the cleverly designed bespoke wardrobes.

The Outdoors





The front garden is fully separated from neighbours and other residents within the building and offers perfect outdoor space. The area has been modernised in recent years and is framed perfectly with greenery and high fencing offering the perfect private space.

Loving The Location

The apartment is excellently positioned for the best of east London, with the green spaces of Hackney Downs, London Fields (with its lido and access to Broadway Market) and Clissold Park all close at hand, while the wild open spaces of Hackney & Walthamstow Marshes are a little further afield. This part of east London is well known for its exciting food scene, with a wonderful range of bars, restaurants and cafes including Little Duck | The Picklery, Brilliant Corners and E5 Bakehouse, plus many excellent pubs such as The Spurstowe Arms.

Amhurst Road is a short walk from Dalston Kingsland, Hackney Downs and Hackney Central stations, for services to Highbury & Islington, Shoreditch High Street and Canada Water on the East London Overground Line. Regular services run from Rectory Road station to Liverpool Street and is close by.

Directions

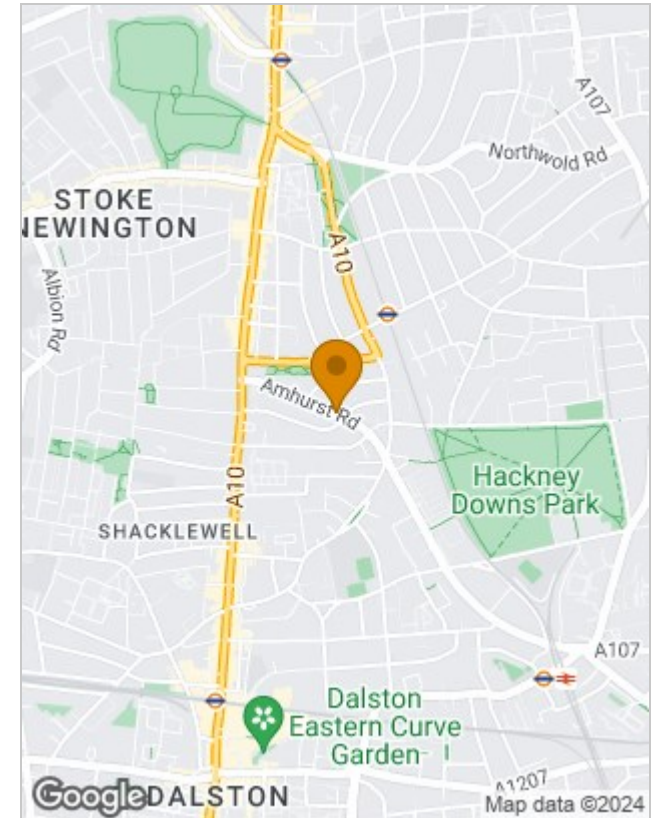




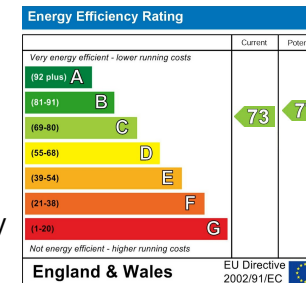
Floor Plans



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.