



LOVE LIVING  
HACKNEY



338 Mare Street, Hackney, E8 1HA  
£450,000





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# 338 Mare Street

Hackney, E8 1HA

- Situated in the heart of Hackney Central
- Open plan living
- Modernised in recent years
- High ceilings
- Light filled apartment
- Secondary glazing for excellent sound proofing
- Moments from Hackney Central Station

The Home -

This two-bedroom flat has been the subject of a carefully considered renovation in recent years. Thoughtfully executed by the current owner, its living spaces beam with natural light and a tasteful colour palette throughout compliments the interior. The apartment has far reaching views and is situated in the heart of Hackney Central, with its excellent shops, cafés, and restaurants.



## The Indoors

This apartment lies on the second floor, and makes excellent use of its end of terrace position. Entry is to a hallway, there is storage for coats and shoes. Notably high ceilings and laminate flooring leads the way to the open-plan kitchen/living/dining room, which occupies the rear of the plan.

The kitchen extends along two walls and separates the room perfectly, made up of smart cabinetry, light grey doors and worktops. The room has a warm cosy feel and is flooded with natural light through the dual aspect windows. There is ample space for living and dining with an additional area for designated all important storage.

At the front of the space is the main bedroom with laminate flooring underfoot and ample room for storage. Three generous windows allow light to flood the room whilst secondary glazing assists with sound proofing. The second bedroom offers the perfect space to use either as a home office or guest room with leafy views over St Johns Church. A beautiful mix of contemporary and traditional design, the bathroom has been decorated with white metro style tiles and offers a separate shower and built in bath.

## Loving the Location





The apartment is close to the popular green spaces of London Fields, Hackney Downs and Victoria Park. There are many fantastic restaurants locally, notably Lardo and Raw Duck on Richmond Road, and Pidgin and Violet on Wilton Way. Weekly markets take place at Victoria Park and and Broadway Market, which is a short walk away, along the Regent's Canal Path. E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread.

Hackney Central runs direct services to Stratford and Highbury & Islington on the London Overground, whilst Hackney Downs also offers direct trains to Liverpool Street. Bethnal Green Underground Station, easily accessible by bus, has excellent links to central London via the Central Line.

## Directions





## Floor Plans



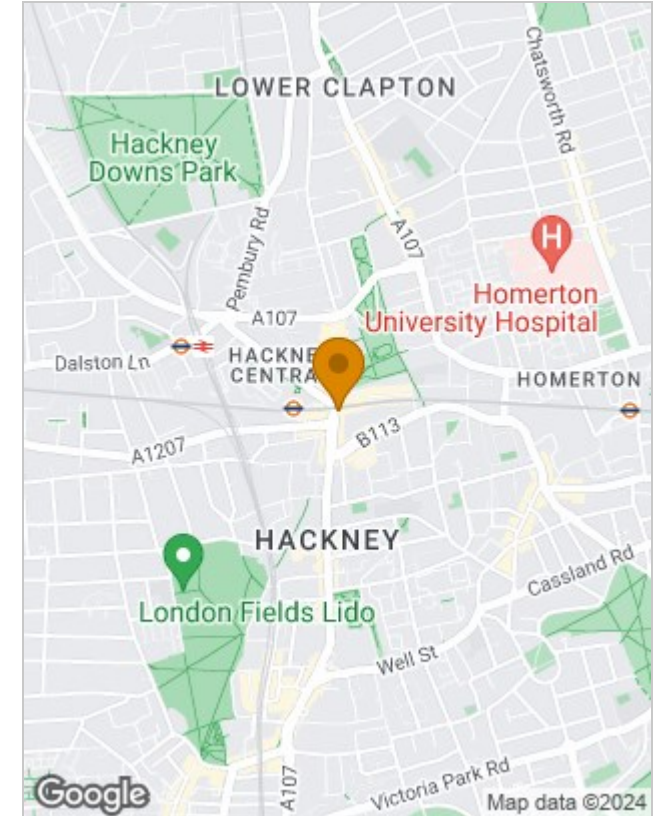
## Viewing

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.

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## Location Map



## Energy Performance Graph

