



LOVE LIVING
HACKNEY



172, Landmark Heights Daubeney Road, Hackney, E5 0EW

£325,000



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£325,000

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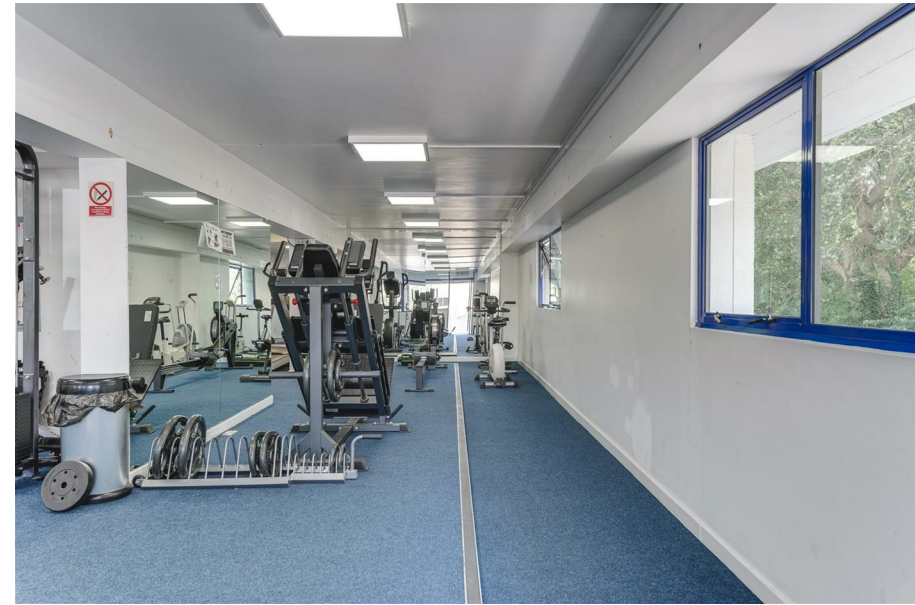
Hackney, E5 0EW

- Far reaching views
- Gated parking
- 24 hour concierge
- Oak flooring
- Two double bedrooms
- Double glazing
- Gymnasium
- Separate WC

CASH BUYERS ONLY -

The Home -

Located on the eleventh floor providing amazing views over Daubeney Fields, Hackney Marshes, the River Lea and the Olympic Park, Landmark Heights is a gated development with a 24 hour concierge, Gymnasium, gated parking, laundry room and gardens. This spacious two double bedroom apartment has a private balcony, family bathroom and a separate WC. Chatsworth Road is a short walk away, whilst Hackney Wick is nearby and lies between Victoria Park and the River Lea. Once a bustling industrial area, it now draws an eclectic and creative crowd. Since the 2012 Olympics, it has seen a significant influx of cultural investment, with new developments and facilities in easy reach of Landmark Heights. Homerton Overground offers direct links to transport hubs, including Stratford and Highbury & Islington, bus links allow for swift access to Hackney, Central London and beyond.



The Indoors

As you enter you are greeted with a large, welcoming hallway with plenty of space for coats and shoes and a large storage cupboard, there is new oak flooring underfoot and this continues throughout the apartment. All the internal doors have been replaced and lead to the double bedrooms which are both a great size. Equipped with Oak flooring, built in wardrobes, wall mounted radiators and a double glazed windows giving incredible views over Daubeney Fields, Hackney marshes, the river Lea and the Olympic Park to the east. The large living room has banks of glazing that flood the space with natural light and provide another fantastic view over the nature to the east. Here we have more of the Oak flooring and another wall mounted radiator.

The kitchen has worktop space and cupboards aplenty, a double glazed window looks out to the north, dishwasher, electric hob and oven, tiled splash-backs, extractor fan and a wall mounted radiator. The bathroom has bath with shower attachment, heated towel rail, hand basin with mirror above and cupboards below. Just next to the bathroom is a hand separate WC.

The Outdoors

The private balcony has commanding views over Daubeney Fields, Hackney Marshes, the River Lea and the Olympic Park. There is secure, allocated gated parking set back from the communal gardens.

Loving the location

Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes, offers many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 56. The high





welfare Morgans Butchery, Fika is excellent for coffee, and there is a weekly food market on Sundays. Restaurants such as Uchi, My Neighbours The Dumplings and Lucky & Joy, in addition to the legendary wine bar 107 are all nearby in Lower Clapton. The Adam and Eve is a classic local favourite pub. The Castle Cinema, is independently crowdfunded and screens features, as well as classic and contemporary art-house films.

For green open space, just a short walk away is Millfields Park, Victoria Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush green belt moments away on foot and is perfect for a dog walk, summer picnics, and even a visit to see the horses that live there year round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping forest with 20-30 minutes.

Landmark heights sits in the catchment area of many fantastic primary and secondary schools.

The Here East campus, The Breakfast Club, Randy's Wings, Mother and Gotto is a short walk away and operates as a co-working hub and cultural centre, while award-winning theatre and music venue The Yard is also close by.

The amenities of the Olympic Park are close at hand, where the East Bank, a new world-class cultural quarter, is now under construction, with new facilities for the V&A Museum, Sadler's Wells Theatre, the BBC and the London College of Fashion, as well as a new campus for UCL.

Homerton station, is minutes away and runs direct services to Stratford and Highbury & Islington on the London Overground.

Directions

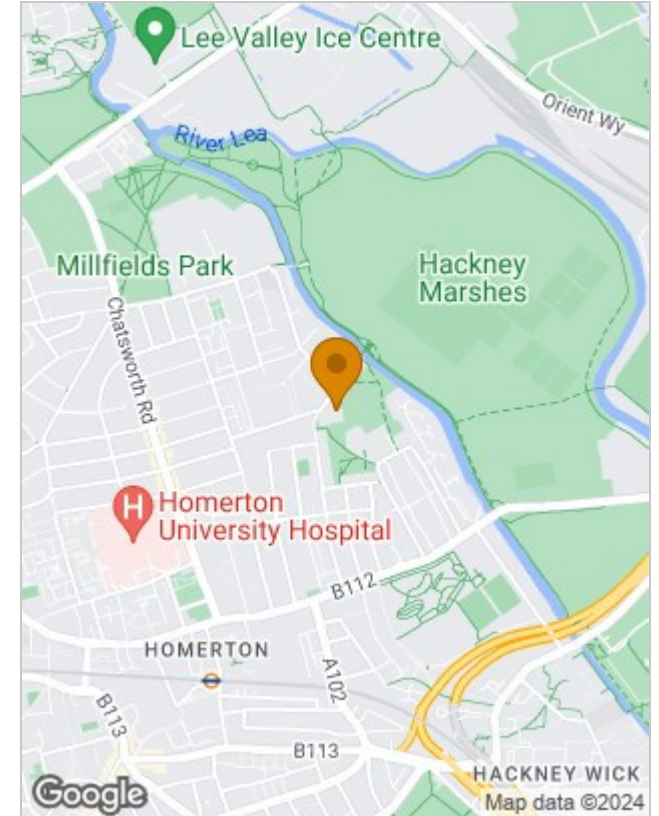




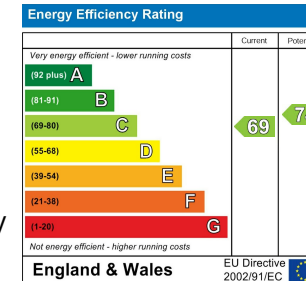
Floor Plans



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.