



LOVE LIVING
HACKNEY



Haybridge House 15 Mount Pleasant Hill, Hackney, E5 9NB

£900,000

1 2 1 E



£900,000

Haybridge House 15 Mount Pleasant Hill

Hackney, E5 9NB

- Split level warehouse conversion
- Share of freehold
- Communal bike storage
- Ceiling height of five meters
- Cobbled communal outdoor space
- Over 1,432 square feet
- Allocated parking with EV charging
- Close to Millfields Park and the River Lea
- Two bathrooms by Italian designer Hafro Geronim
- Crittall windows and doors

The Home -

This converted warehouse apartment occupying the ground floor and mezzanine of a former toy factory is over 1,432 square feet which gives the option for a variety of different layouts. The open plan living space is flooded with natural light through large Crittall windows/doors that lead to the cobbled courtyard and an impressive ceiling height of five meters in the main living space. Original wooden floors on the mezzanine level and bamboo floors underfoot on the ground floor, two bathrooms designed by Italian company Hafro Geronim and a laundry room. Haybridge House is a share of freehold with a real sense of community - allocated parking with EV chargers and a large, secure bike storage unit are also included. Located very close to the River Lea and Hackney Marshes providing easy access to wonderful green spaces and nature. Clapton overground station is a short walk away offering quick routes into the City and beyond.



The Indoors

As you enter the apartment there is a separate hallway ideal for storing coats and shoes. Once inside the apartment you ascend the stairs down into the main living space. This room is a vast and versatile space that is flooded with natural light thanks to large Crittall windows and doors, underfoot we have bamboo flooring and the original supporting beams give a nod to the original toy factory origins. The open plan, contemporary kitchen is very well stocked with stainless steel fronted cupboards, built in oven with extractor and hob, tiled splashbacks, dishwasher and wine fridge. There is a wooden topped island that serves the space with a handy eating area. The tiled downstairs bathroom was designed by Italian company Hafro Geronim and has a walk in shower, WC, Bidet, hand basin and cleverly designed laundry room. The Bathroom cabinet is treated slatted natural oak and the Bidet/toilet are designed by Ceramiche Galassia. A modern radiator from the brand Brem that has also the functions as towel rail completes this room.

Upstairs on the mezzanine level we have another large and versatile space that could be easily converted into different rooms if required, the current owners have divided the space in four areas including: sleeping space, TV area, gym and desk/workspace. Original wooden floorboards underfoot and built in cupboards and drawers. There is also another original supporting beam that accentuates the warehouse feel. The tiled second bathroom is handily placed off this room and has a bath, WC, walk in shower, Bidet and hand-basin.

The Outdoors





A charming cobbled communal courtyard is a wonderful space for summer BBQ's and alfresco dining with large tables and chairs that are available. There is gated and allocated parking, secure bike storage plus EV chargers. There is a gardener who does the maintenance of the outdoor space and plants once a month, window cleaners also come once a month.

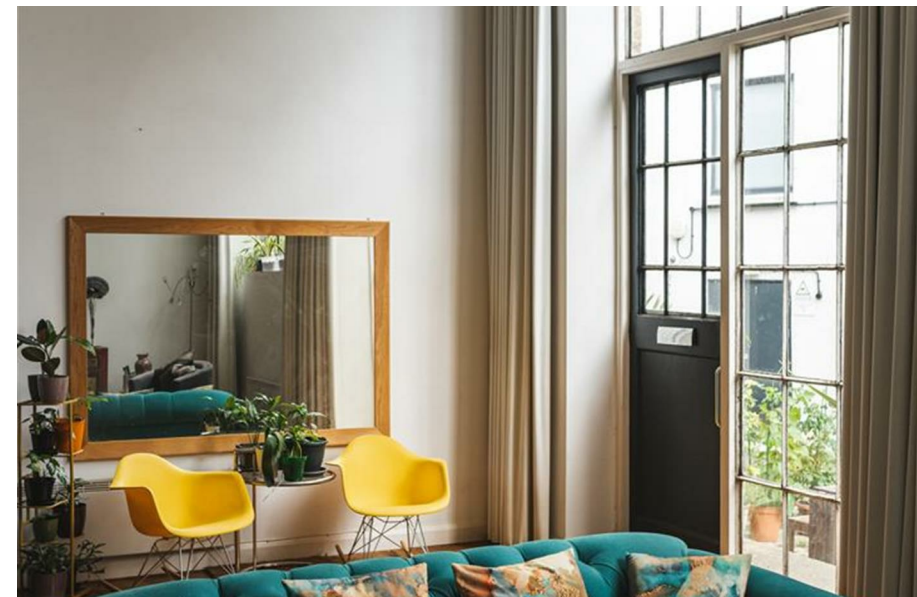
Loving the location

The immediate area has a fantastic offering of places to eat and drink, notably, The Princess of Wales pub is on the canal and has an all round good vibe, the Crooked Billet which has a fantastic garden area in the summer months. 30 seconds away is the hand Co op supermarket, Sodo pizza, and a great coffee shop Mosaic is also a 4 minute walk away. Tesco and pharmacy is a 5 minute walk. P. Franco, Charles Artisan Bread and My Neighbours The Dumplings on nearby Lower Clapton Road. A short walk to the west is Stoke Newington with all it has to offer. The weekly food market on Chatsworth Road is easily reached in around 15 minutes by foot and Hackney Picture House, London Fields Lido and the Grade-II listed St John at Hackney, an 18th-century chapel and live music venue, are also nearby.

For green open space, just a short walk away is Millfields Park, Hackney Downs Park, Clissold Park, Springfield Park, Markfield 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 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 mins.

For transport, Clapton station is a 5 minute walk away and you can be in Liverpool Street in 12 minutes. There are also plenty of good bus connections nearby offering routes to the city and West End.

Directions





Floor Plans



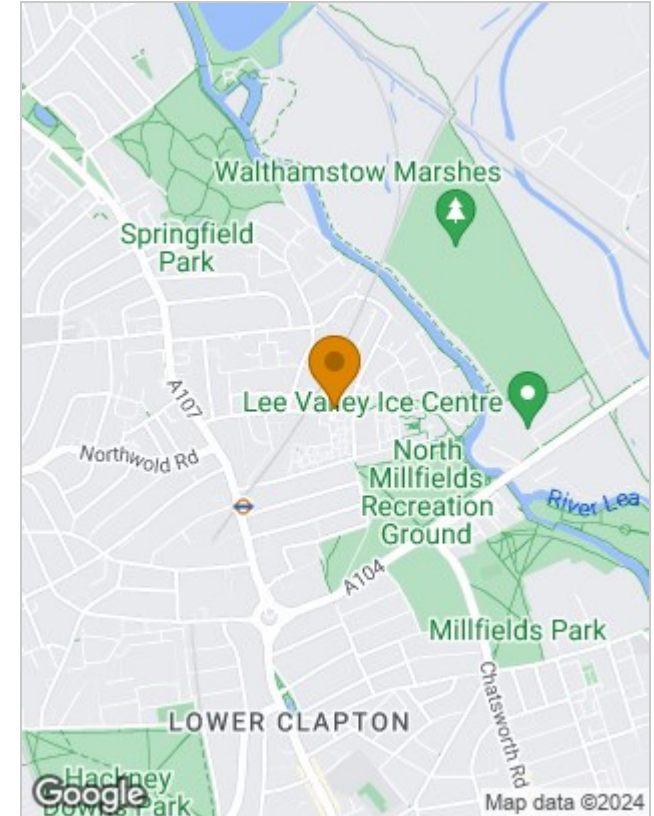
Viewing

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.

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 1, Containerville 35 Corbridge Crescent, London, E2 9DT
 Tel: 0203 005 2600 Email: hello@loveliving.uk <https://www.loveliving.uk>

Location Map



Energy Performance Graph

