



LOVE LIVING

HACKNEY



Fisheries Building Lamb Lane, Hackney, E8 3PL

£3,500





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- Modern high spec apartment
- Next to London Fields
- Large private balcony
- High ceilings
- 2 double bedrooms
- Close to Broadway Market
- Concierge
- Excellent energy performance rating

The Home -

This high spec two-bedroom, two-bathroom apartment is positioned on the second floor of the iconic Fisheries building which is moments from the famous London Fields and Broadway Market. The modern, Industrial design is complimented by high ceilings with a concrete finish, exposed brickwork and Oak flooring. The natural light flows effortlessly thanks to floor to ceiling double glazed doors throughout, the large private terrace is over 24 feet long, accessed from all rooms and is a wonderful space for alfresco dining. The Fisheries enjoys a range of amenities, including a concierge service, secure entry, and very well maintained communal areas.



The Indoors

The modern Façade of this apartment built in August 2017 perfectly blends contemporary design, with high-quality finishes, ample natural light, and a captivating terrace, it offers a lifestyle of comfort and sophistication, making it a truly special place to call home. As you step inside, you're immediately struck by the airy ambiance that sets the tone for the rest of the space. To your left, the main bathroom waits, coated in natural lighting that enhances its modern aesthetic. The bathroom is outfitted with high-quality fixtures from Burlington, including a sleek bathtub, stylish taps, and a contemporary sink, all contributing to a luxurious feel with a heated towel rack adding a touch of comfort.

Continuing ahead, you're greeted by the entrance to the first double bedroom. This room is a haven, cosily carpeted with wool, creating a sophisticated atmosphere. Natural light floods the room through floor to ceiling glazing that open out onto the attached terrace, enhancing the rooms ambiance. The terrace not only offers a serene view but also provides a seamless connection between indoor and outdoor living. The main bedroom is a generously sized space, making it perfect for both relaxation and productivity, with enough room for a work desk and storage. A key feature of the main bedroom is the expansive window wall, which opens to the terrace, offering a seamless indoor-outdoor flow. There is an en-suite bathroom, with a walk-in shower, heated towel rail, hand basin and W/C.

From the main bedroom, you transition into the open-plan living area and kitchen. This space is designed for comfort and functionality. The kitchen is filled with storage and a striking 'stone' countertop that provides durability. The kitchen features top-of-the-line Siemens appliances, including a dishwasher, oven, stove top, and fridge, alongside a brand-new Haier washing machine. The drawers and storage units are crafted in Hackney Wick whilst the living room contains floor-to-ceiling windows that flood the space with natural light and open onto the terrace. An exposed recycled brick wall adds character to the living room, complemented by concrete ceilings and exposed lighting fixtures throughout the flat. Most of the furniture pieces in the flat were either purchased or custom-made locally in Hackney, adding a unique and personal touch. Vintage chairs and a dining set from the 1950s-60s were sourced from Chase and Sorensen in Hackney Downs, while bespoke wooden furniture was crafted by Lozi on Hackney Road and Unto This Last on Brick Lane.

The Outdoors





The terrace is undoubtedly the flat's most captivating feature. Spanning approximately twenty square meters, it offers a generous outdoor space that is perfect for dining, or simply enjoying the outdoors. The terrace is covered with a wooden ceiling, ensuring that it remains a usable space even in less favourable weather. The wooden flooring extends to the terrace, creating a cohesive design. Raised wooden flower beds and ceramic vases offer plenty of space for plants, turning the terrace into a green oasis. The space is furnished with a vintage table and chairs, ideal for outdoor dining or sitting.

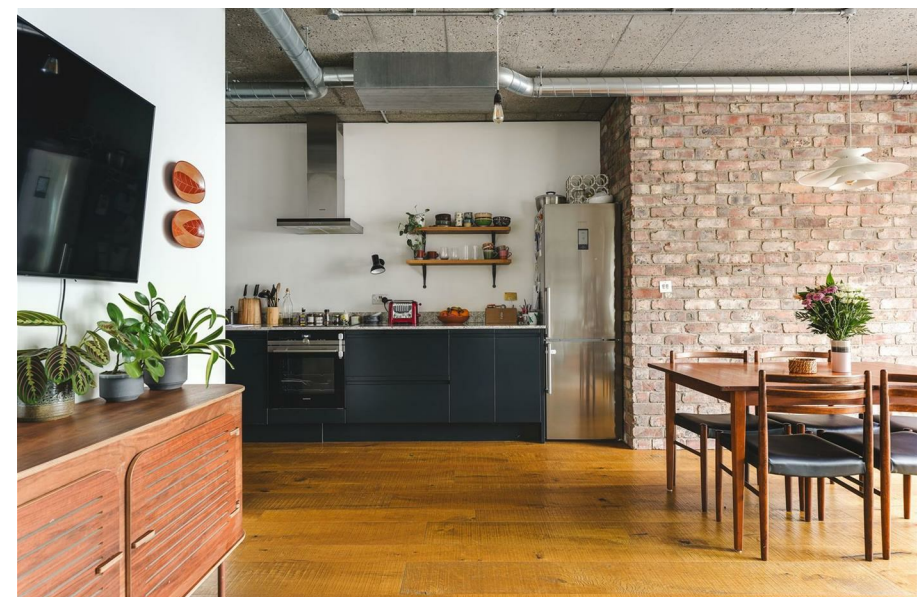
Loving the location

The Fisheries is excellently located in central Hackney, just moments from the popular London Fields and vibrant Mare Street, and close to the green spaces of Victoria Park and the Regents Canal path.

There are numerous amazing restaurants locally, notably Lardo on Richmond Road, the renowned Angelinas on Dalston Lane, Elliots and Bright on Mare Street, plus Pidgin and Violet on Wilton Way. Weekly markets take place at Victoria Park, Well Street and Broadway Market has a reputation for some excellent places to eat and drink; it also hosts a food market on Saturdays. The E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread and grains, and nearby Netil Market is a thriving hub of restaurants, breweries and coffee roasters. Broadway Market itself has a huge array of cafes, pubs, and restaurants to enjoy and on Saturdays it comes alive with the Market that brings wonderful food options and Vinyl, clothing stalls aplenty. London Fields is a short walk away and nestled in the middle is the famous London Fields Lido.

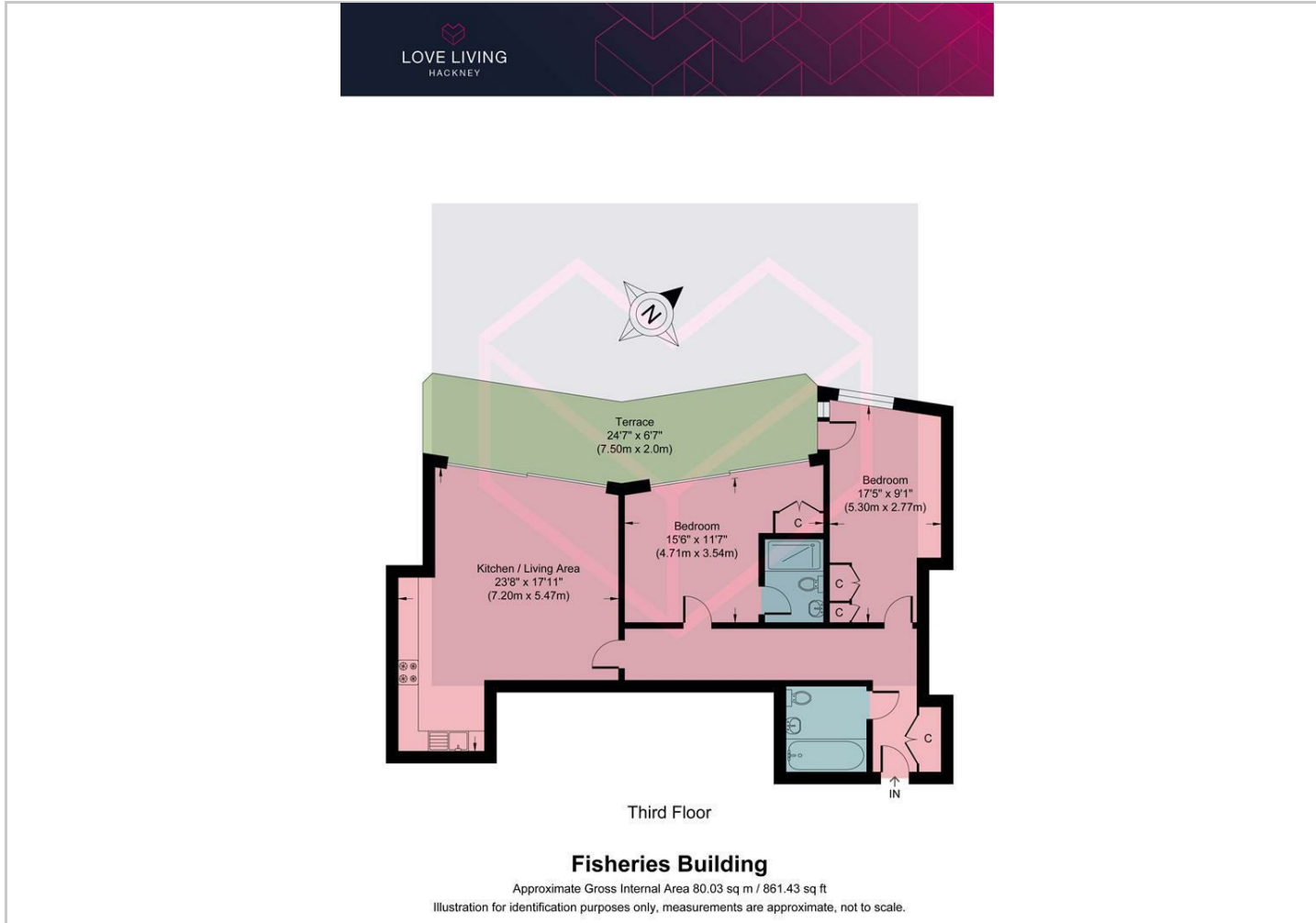
London Fields Overground Station is moments away, whilst Hackney Central station is also close by, both offering easy access into the City and West End.

Directions

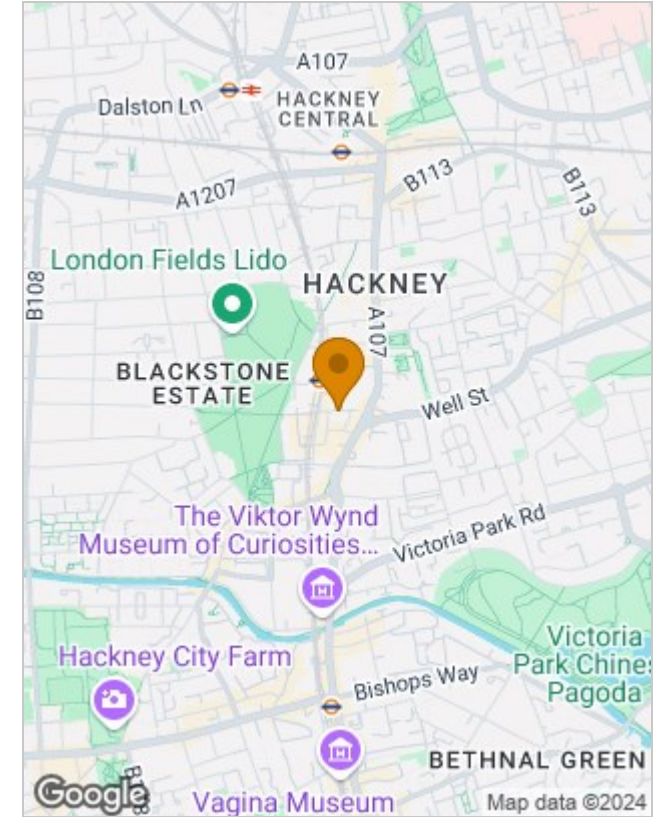




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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