



LOVE LIVING  
HACKNEY



Flat 15, 7, Hamella House Sadler Place, London, E9 5QQ

£625,000



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£625,000

# Flat 15, 7, Hamella House Sadler Place

London, E9 5QQ

- Top Floor
- 154 Sqm Wrap Around balcony
- Floor to ceiling windows
- Private parking
- Three bedrooms
- Panoramic views
- Perfect for entertaining

## The Home-

Proudly positioned on Kenworthy road, this three-bedroom home is where modern convenience meets timeless comfort. This is the epitome of a friendly sanctuary and offers a compact, yet thoughtfully laid-out space that is perfect for a lifestyle of efficiency, relaxation, and accessibility. With its prime location near local shops, schools and bus services, this home not only stands out for its layout but also for its connection to the community. With its abundance of natural light, modern amenities, and seamless connection to the outdoors, this home is a true retreat in the heart of the city. The terrace is an exceptional space and offers 154sqm of outside space with unrivalled views and private resident parking can be found within the development.



## The Indoors

As you step inside, you're greeted by a well-organized and interconnected hallway that seamlessly links every area of the home. This layout enhances accessibility and ensures that each room is easily reachable, creating a flow that is both intuitive and family friendly. To the left and right of the entrance, you'll find the main bathroom and secondary toilet, each designed with a focus on functionality and style. The main bathroom is a retreat of comfort, featuring a luxurious bath, a heated towel rack, and modern fixtures set against a deep brown tiled backdrop. This combination creates a stylish yet cosy atmosphere. The bathroom also includes additional storage, ensuring that everything remains uncluttered and easy to use, a vital aspect for any family home.

Continuing straight from the entrance, you'll find the three bedrooms all with access onto the huge wrap around terrace, each exuding a composed and refreshing vibe. The main bedroom is a perfect sanctuary to unwind. This room also offers direct access to the terrace, allowing natural light to flood the space and creating a organized environment. The second and third bedrooms are equally inviting, mirroring the main bedroom's setting, each room is spacious and secure, offering a restful retreat. The access to the terrace from each bedroom ensures that natural light is a constant presence.

At the very end of the hallway, you'll discover the heart of the home, the expansive open plan living and kitchen area. This space is a perfect blend of communal warmth and modern design. The living room, with its wooden flooring, is bathed in natural light, creating a welcoming environment. The connection to the terrace further enhances this space, providing a seamless indoor-outdoor flow. The dining area, positioned within this open-plan space, complements the overall design of the home. The kitchen, located just beyond the dining area, is a model of modern efficiency and style. Equipped with advanced fixtures and fittings, including a built-in oven and fridge-freezer, the kitchen is designed to be both functional and aesthetically pleasing. The design of the kitchen integrates perfectly with the rest of the home, adding a contemporary touch.



## Directions

### The Outdoors

The wrap around terrace serves as a beautiful extension of the home, running the length of the home and providing access from the kitchen, living room, and all three bedrooms. This outdoor space not only enhances the home's functionality but also offers a spot for relaxation and entertainment. Whether enjoying a morning coffee or hosting a family gathering, the terrace is a versatile space, with the most amazing views that mirrors the home's focus on comfort, accessibility, and modern living.

### Loving the Location

Chatsworth Road runs north from Homerton towards the green fields of Clapton and the Marshes. It offers a selection of independent shops, cafes and restaurants such as Shanes and Fika, and specialist food suppliers L'epicerie.

Hackney Wick is nearby and lies between Victoria Park and the River Lee. 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 this house. There are numerous restaurants and bars, including the Michelin-starred Cornerstone, as well as Silo and Crate Brewery.

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.







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ZONE

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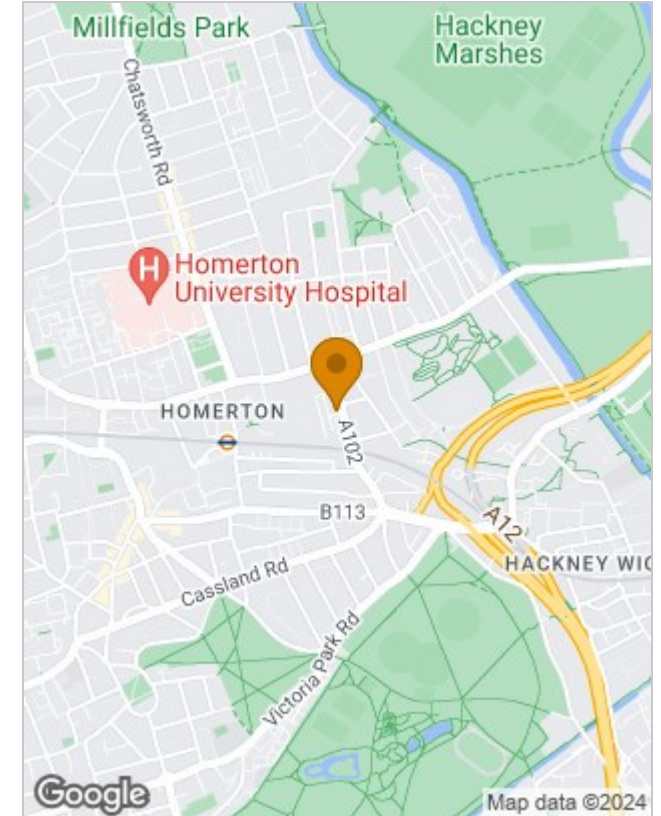




## Floor Plans



## Location Map



## Energy Performance Graph

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