



LOVE LIVING  
HACKNEY



Flat 7, 1A Shore Place, London, E9 7QQ  
£850,000



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£850,000

# Flat 7, 1A Shore Place

London, E9 7QQ

- Balcony
- Secure entry system
- No onward chain
- Three Bedrooms
- Close To Victoria Park and London Fields
- Second floor
- 989 yea lease
- Open plan living

The Home -

Shore Place presents a wonderfully expressive façade to the street. Formed with modern architecture, extensive sections of glazing, ground-floor shops and private secure side entrance and commanding an imposing position along Well St. The internal of the apartment offers much light and space throughout with a contemporary feel. Wonderfully located perfectly between London Fields and Victoria Park with open green spaces and weekend food markets a short walk away.



## The Indoors

A door off the smart communal lobby opens into an internal hall, where engineered oak flooring starts and flows through the apartment.

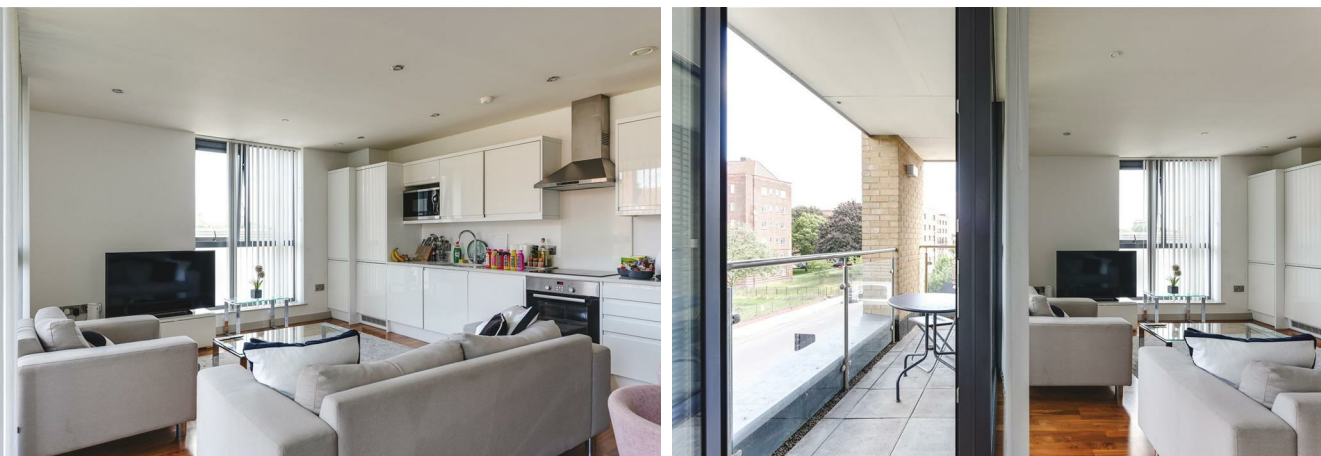
The main room is placed at the end of the apartment and offers a corner position within the building. The room is divided between dedicated zones for cooking, relaxing and eating, with walls finished in a neutral palette. A living area is organised centrally, with a clearly defined seating area and the dining area just behind. Dual aspect windows allow excellent light and a private balcony is accessed from the living area.

The strip kitchen has a mix of low and high level cabinetry complemented by white gloss doors and white granite countertop. There is plenty of storage and ample room for food preparation along the worktop. Appliances from Bosch have been neatly integrated.

All three bedrooms are located off the main hallway, well proportioned and capable of housing double beds and furnishings. Light illuminates the room via the floor to ceiling windows.

A neatly finished bathroom and separate shower room complete the plan.

## The Outdoors





The large balcony is accessed via glazed doors from the main living area and offers the perfect spot to unwind and enjoy some alfresco dining.

### **Loving The Location**

Two of London's most popular green spaces, Victoria Park and London Fields (with its heated lido), are both a short walk away. Weekly food markets take place at Victoria Park and Broadway Market - with its plethora of independent shops and cafes including Climpson and Sons. Columbia Road Flower Market is also a short walk away.

There are many fantastic local restaurants, notably Elliot's, Bright, Mare Street Market, Cafe Cecilia and Bistrottheque, a slightly further walk to the south. E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread, as is The Bread Station and nearby Netil Market is a thriving hub of restaurants, breweries and coffee roasters.

London Fields and Cambridge Heath Overground stations are equidistant for quick trains into Liverpool Street. Bethnal Green Underground (central line) is roughly a ten minute walk. Numerous buses run along Mare Street towards central London, as well as from Well Street/Cassland Road into the City and Canary Wharf.

### **Directions**



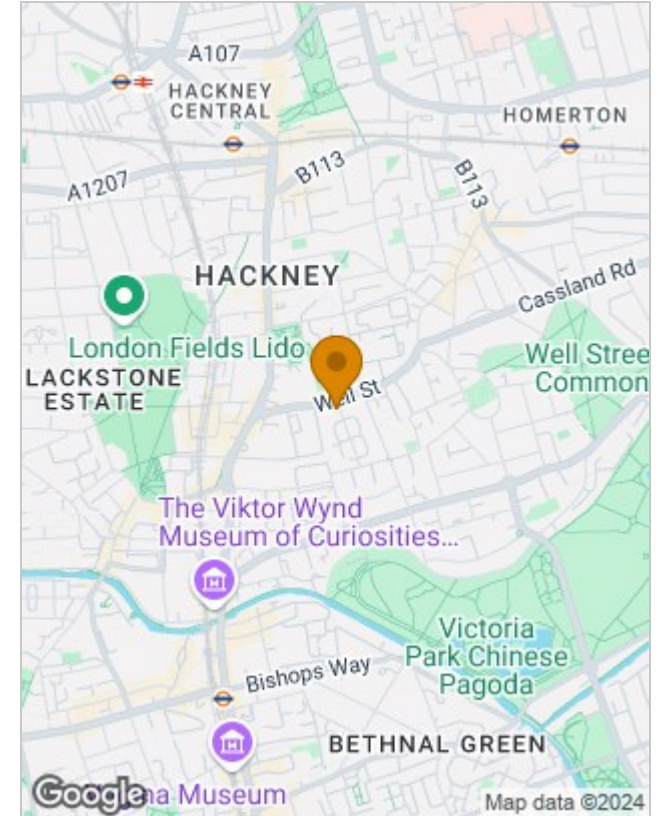




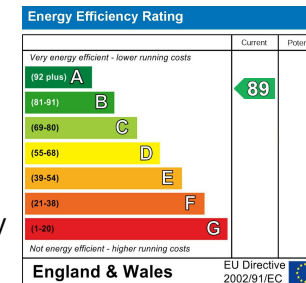
## Floor Plans



## 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.