



LOVE LIVING
HACKNEY



The Hatch Building Berkshire Road, London, E9 5TU

£625,000





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London, E9 5TU

- High spec modern apartment
- Close to Victoria Park and the Olympic Park
- Two double bedrooms
- Communal roof terrace
- Private balcony
- Excellent energy performance
- Two bathrooms
- Secure bike storage

The Home -

This two double bedroom, high spec apartment was newly built in late 2020, it has a private balcony, secure bike storage, Farrow & Ball enriches the palette and there is a communal roof terrace on the top floor. Beyond the walls of this beautiful home, you have an exceptional location on your doorstep, as you are just minutes away from the vibrant Victoria Park, the iconic Olympic Park, and the scenic canal waterway. For food enthusiasts, you're surrounded by an array of amazing restaurants, including the zero-waste pioneer Silo London, and the local favourite pub, Lord Napier Star. For coffee lovers, Bad Coffee is known for serving the best cup in London and fitness enthusiasts will appreciate the variety of options nearby, from canal runs to local fitness studios like Strong Bendy and Elite Evolution, or even F45 and CrossFit, just minutes away. The vibrant nightlife offers bars and breweries like Beer Merchants Tap, Crate Brewery, and Number 90 Bar, providing endless entertainment options. Hackney Wick station is a two minute walk away and runs London Overground services to Highbury & Islington in around 10 minutes and Stratford International in approximately six minutes.



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The Indoors

As you step inside, you're greeted by a welcoming hallway painted in the sophisticated 'Farrow and Ball Oval Room Blue'. The hallway seamlessly connects each space, guiding you effortlessly through this pristine and dreamy residence. The open plan living and dining area is a truly inviting and expansive space that effortlessly blends comfort and style. Engineered wood flooring runs throughout, adding warmth and a touch of sophistication. Large floor-to-ceiling windows flood the room with natural light, creating a bright and airy atmosphere that is both cosy and contemporary. The living area is spacious enough to accommodate a generous sofa and entertainment setup, while still offering additional storage solutions. The thoughtful layout allows for both relaxation and entertainment, making it the perfect spot to unwind or host guests. The dining area, nestled within the open-plan design, is an intimate corner ideal for sharing meals and moments with loved ones. The sleek kitchen, adjacent to the living space, highlights high-end equipment's with Bosch appliances, including a fitted fridge freezer, in-built oven, and fitted microwave. The black quartz kitchen worktops provide both durability and style, while the custom-made wooden cabinetry adds a homey yet modern touch. Every detail has been considered to ensure prime efficiency and comfort.

The main bedroom located straight ahead from the entrance is a sanctuary of comfort and elegance, painted in Farrow and Ball's rich Bancha green. It offers abundant space for a double bed, wooden flooring, and custom-made in-built wardrobe space, providing both practicality and luxury. The room is bathed in natural light from the floor-to-ceiling windows, enhancing the serene ambiance and creating a peaceful retreat. The ensuite bathroom is equally impressive, featuring a modern walk-in overhead shower, sleek fixtures, and a heated towel rack. With additional storage solutions and pristine porcelain tiles, this space is the epitome of modern luxury. The first bedroom adjacent to the main bedroom is equally inviting, with its spacious layout, wooden flooring, and similar floor-to-ceiling windows that bring in a flood of natural light. This room offers versatility and can be easily transformed into a home office, guest bedroom, or play area, allowing you to personalize the space to suit your lifestyle needs. It also comes with ample storage to keep everything neat and tidy.

The main bathroom in this home is a perfect blend of comfort and functionality. Featuring modern fixtures and fittings, including a noise-cancelling toilet seat, an elegant modern tap, and overhead storage with built-in lighting that highlights the sink area, this bathroom is a sanctuary of relaxation. The bathtub, complete with an overhead shower, while the tiled flooring and walls offer a clean, fresh, and sleek finish. The heated towel rack adds a touch of luxury to your daily routine.

The Outdoors

From the living and dining area, step out onto the extensive balcony. This outdoor space, overlooking the vibrant heart of Hackney Wick, is perfect for enjoying your morning coffee, soaking up some fresh air, or hosting a cosy evening with friends. The tiled flooring and brickwork walls add a stylish flair while maintaining the warmth that resonates throughout the home. The building itself is a community hub, where many young couples and families have settled in around the same time, creating a warm, welcoming atmosphere. The large communal rooftop terrace offers panoramic views and a serene space to relax and socialize with neighbours.

Loving the location



Hackney Wick lies between Victoria Park and the River Lee. Once a bustling industrial area, its green spaces and easy access to the best of east London it has drawn 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 apartment.

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.

Victoria Park is a short walk away and is surrounded by a number of amazing pubs. On the north side of the park is Victoria Park Village, with its excellent range of restaurants and shops, including The Ginger Pig butchers, Bottle Apostle and Jonathan Norris Fishmongers. With a Sainsbury's located in the same building, and organic, zero-waste groceries just minutes away, convenience is always at your fingertips.

The apartment is a two minute walk from Hackney Wick station, which runs London Overground services to Highbury & Islington in around 10 minutes and Stratford International in approximately six minutes. The area is also well served by bus routes into town.

Directions





Floor Plans



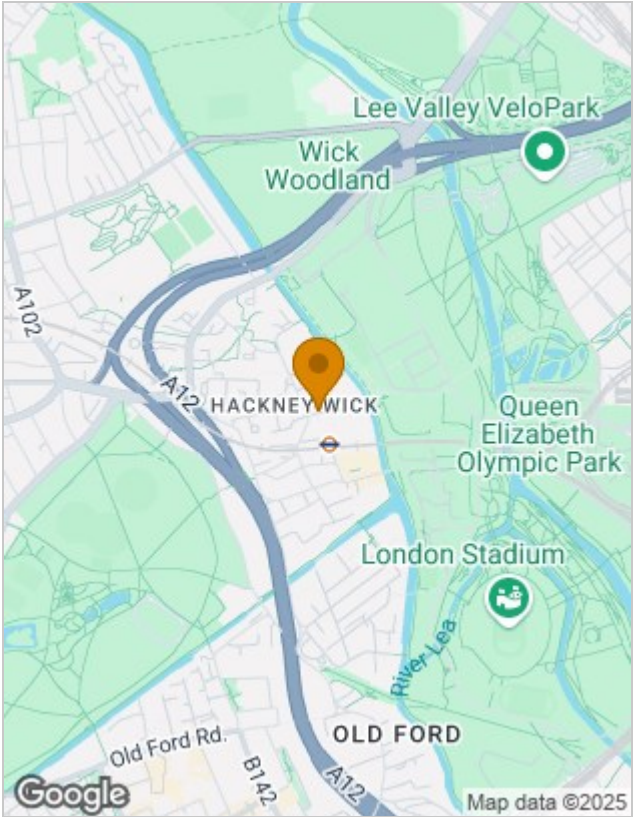
Viewing

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.

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Location Map



Energy Performance Graph

