



# LOVE LIVING

HACKNEY



Flat 24, 17 Daley Street, London, E9 6HP

£600,000









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# Flat 24, 17 Daley Street

London, E9 6HP

- Open Plan Living and Kitchen area
- Located five minutes from Homerton station
- Stylish Contemporary Kitchen
- Balcony Retreat
- Victoria Park, London Fields located nearby
- Spacious bedrooms
- Near vibrant restaurant and pubs
- Close to Chatsworth Road

## The Home -

This Home offers modernity and cosy comfort. The thoughtful layout welcomes you with an airy, open plan living and kitchen area, with easy access to the balcony which adds a lovely touch. Daley street is conveniently located near Homerton, Clapton, and Victoria Park. It's close to Chatsworth Road, a vibrant street filled with independent shops, cafes, and restaurants like Shanes and Leo's, as well as specialty food spots like L'epicerie and Organico. Every corner of this home exudes a soft, comforting energy, seamlessly blending contemporary style with a sense of warmth and belonging.



## The Indoors

As you enter, you're welcomed by a stylish hallway that effortlessly connects to each inviting space. This seamless layout allows every room to flow naturally from one to the next. The open-plan kitchen and living space, which embodies the essence of stylish, contemporary living. This space, adorned with elegant wooden flooring, presents an innovative layout that gives it a fresh and forward-thinking feel. The floor-to-ceiling windows draw in an abundance of natural light, which floods the room and bounces off the traditional walls and light kitchen cabinetry. These cabinets, fitted with a sleek oven, fridge freezer, in-built microwave, and countertop lighting, provide a space that is as functional as it is beautiful. There's plenty of room for an intimate dining set here, allowing for cozy meals with friends or family.

To your right of the hallway, the main bathroom awaits—a blend of sleek style and practicality. With tiled walls and flooring, it exudes modern sophistication. Here, an overhead shower and a deep, inviting bath to offer a perfect spot to unwind. A heated towel rack and ample storage add an extra touch of comfort and efficiency, making it not just a bathroom but a place of serene relaxation. To the left, the first bedroom greets you with a sense of spaciousness. Large enough for a double bed and fitted wardrobes, this room bathes in natural light from its floor-to-ceiling windows, mirroring the bright, airy ambiance of the living area. The plush carpet underfoot adds a layer of softness, creating a space that is fresh, clean, and inviting—a blank canvas waiting to be personalized to your taste.

Moving further down the hall, you'll find the main bedroom—a true sanctuary. Mirroring the first bedroom's generous natural light with its own floor-to-ceiling windows, it offers abundant space for a double bed, wardrobe, and even a desk. The room's soft carpeted flooring and modern touches create a perfect blend of style and coziness. The en-suite bathroom here is a thoughtful addition, featuring sleek, current fixtures, a walk-in shower, heated towel rack, and additional storage. It's a private haven designed for relaxation and comfort, where everything you need is right at your fingertips.





### The Outdoors

Stepping out onto the balcony from this area, you find a serene escape that extends the living space outdoors. It's the perfect spot to breathe in the fresh air or admire the views. This outdoor retreat adds a lovely touch to the home, enhancing the sense of warmth and comfort throughout. In every corner, this home offers a harmonious blend of fresh, modern design and cozy, inviting comfort.

### Loving The Location

Daley Street is perfectly located near some of the best spots in Homerton, Clapton, and Victoria Park. With just a five-minute walk from Homerton station, with Hackney Central and Hackney Downs also nearby. These stations provide Overground connections to Stratford, Highbury & Islington, and direct trains to Liverpool Street. Close by is Chatsworth Road, a lively street filled with independent shops, cozy cafes, and restaurants like the previously stated Shanes and Leo's. For specialty foods, you can visit L'epicerie and Organico. There's also a fantastic Sunday market and several great pubs, including The Kenton, The Elderfield, Adam & Eve, and The Spread Eagle—London's first vegan pub. Don't miss The Castle Cinema, an independently funded gem that screens a mix of classic and modern films.

You're also within walking distance of beautiful green spaces like Victoria Park, London Fields, and Well Street Common. The area has a calm, village-like vibe thanks to its proximity to these parks, the canal, and local farmers' markets. Victoria Park Village offers great food shops like The Ginger Pig butcher and Jonathan Norris fishmonger. Nearby Broadway Market is another great spot for food, drinks, and a bustling Saturday market. For more dining options, you have places like Lardo, Pophams, and Elliots near London Fields, and Pidgin, Cornerstone, and Casa Fofo on Wall Street.

Hackney Wick is also nearby, known for its canal-side restaurants and popular spots like Crate Brewery and The Library of Things, where you can borrow tools and household items. The house is just a five-minute walk from Homerton station, with Hackney Central and Hackney Downs also nearby. These stations provide Overground connections to Stratford, Highbury & Islington, and direct trains to Liverpool Street.

### Directions







## Floor Plans



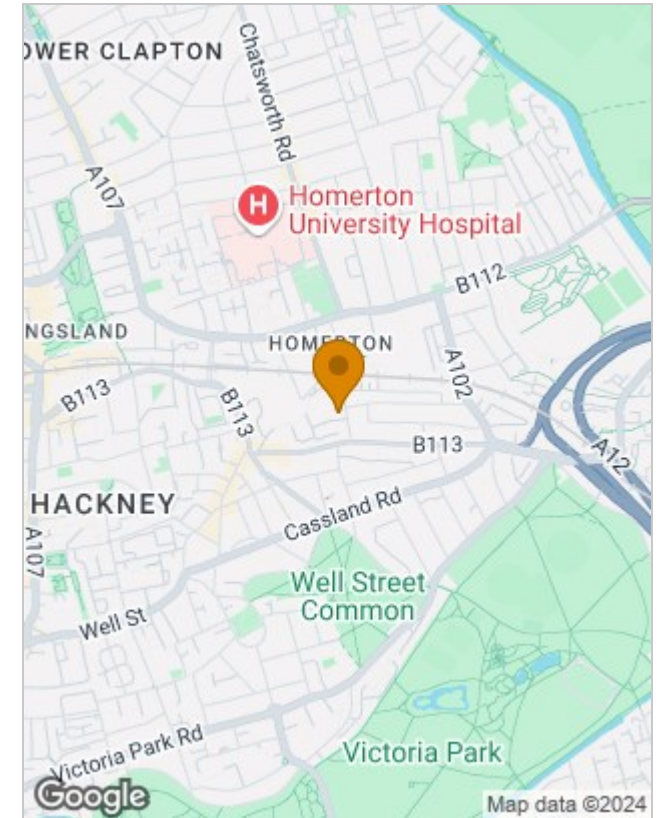
## Viewing

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.

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## 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	