



LOVE LIVING
HACKNEY



Grove House Frampton Park Road, London, E9 7PQ

£450,000



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£450,000

Grove House Frampton Park Road

London, E9 7PQ

- Prime location close to Victoria Park
- Balcony
- Accessible transport links via tube stations and bus routes
- Floor to ceiling windows
- Open plan living
- No onward chain
- Fourth floor
- Modern development

The Home –

Welcome to this beautifully inviting one-bedroom apartment, nestled in the heart of Hackney. This space has a strong sense of natural light with an airy ambiance that creates a satisfying living experience. The thoughtful design enhances the feeling of spaciousness and peace, making each corner feel clean, enjoyable, and organized. The in-built heating system, easily controlled to suit your preferences, ensures the home remains a warm and calming retreat no matter the season. Located just a short stroll from London Fields and surrounded by the best of Hackney's vibrant pubs, restaurants, and shops, you'll find transport links, including London Fields Overground and Hackney Central Station, at your doorstep, offering effortless access to the rest of London.



The Indoors

As you step through the front door, you're greeted by a neat and efficient hallway that seamlessly connects every room, setting the tone for the comfort and ease found throughout. The kitchen immediately catches your eye on the left. Despite its compact size, this kitchen is a model of neat and efficient design. The sleek, in-built oven, fridge freezer, and cabin storage are complemented by an island with an in-built cooker, making the space not just functional but a stylish retreat. The wooden flooring stretches seamlessly into the living area, tying the spaces together and enhancing the overall flow. The living area is flooded with natural light from two large floor to ceiling windows, which, combined with the light-coloured traditional walls, create a brilliant, calming atmosphere. The combination of the natural light and the warm wood tones making the home feel both spacious and relaxed. With ample room for a dining table, a cosy sofa, and a television, this space is perfect for unwinding and entertaining.

To the right of the living area is the main bathroom, that exudes comfort and modernity. The tiled flooring and bath backdrop provide a clean and neat look, perfectly matched by sleek fixtures and fittings. The beautifully tiled sink area and modern toilet, which features a soft-closing lid, add a touch of sophistication with the wooden frame above gives this room a striking, satisfying edge merging contemporary design with a warm, inviting feel. Adjacent to the bathroom, you'll find the main bedroom, a space that mirrors the rest of the home's airy and spacious charm. Large double windows fill the room with natural light, highlighting the traditional walls and creating a calming environment. The room offers plenty of storage, with space for a double bed, a large wardrobe, and even a desk, making it as functional as it is comfortable.

The Outdoors





A beautiful touch of this home is the lovely balcony, accessible from the living area. This outdoor space is a peaceful retreat, perfect for soaking in the fresh air while enjoying views of the neighbourhood. It's the ideal spot to relax, read a book, or share a drink with friends.

Loving the Location

The flat is close to the popular green spaces of London Fields, Hackney Downs and Victoria Park. There are many fantastic restaurants locally, notably Lardo and Raw Duck on Richmond Road, and Pidgin and Violet on Wilton Way. Weekly markets take place at Victoria Park and Broadway Market, which is a short walk away, along the Regent's Canal Path. E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread.

Hackney Central runs direct services to Stratford and Highbury & Islington on the London Overground, whilst Hackney Downs also offers direct trains to Liverpool Street. Bethnal Green Underground Station, easily accessible by bus, has excellent links to central London via the Central Line.

Directions





Floor Plans



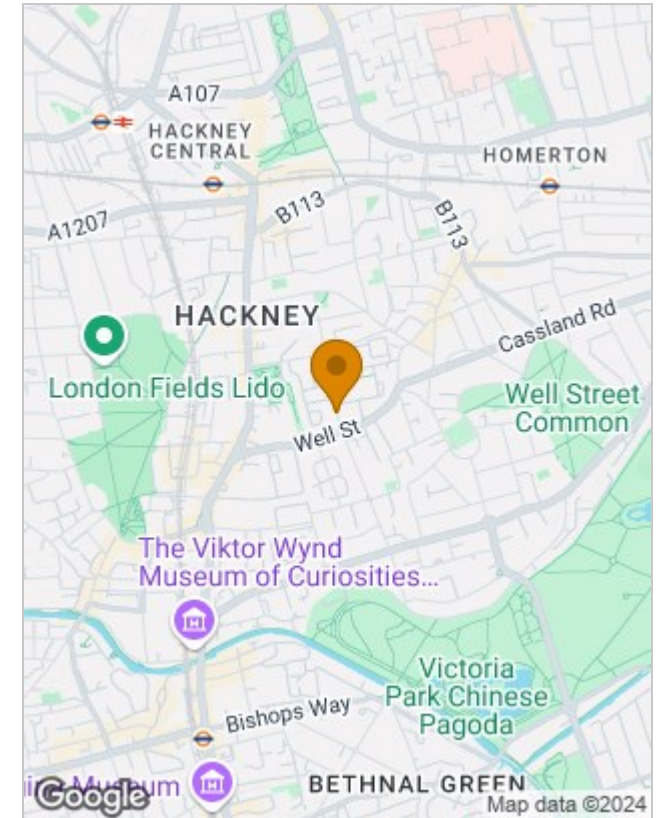
Viewing

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) A			
(81-91) B		85	85
(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	