



LOVE LIVING
HACKNEY



Flat 5, 27, Grove House Frampton Park Road, London, E9
£440,000



1



1



1



B



Flat 5, 27, Grove House Frampton Park Road

London, E9 7PQ

- Prime location
- Open plan living area
- Modern kitchen
- Private balcony
- Accessible transport links
- Close to Victoria Park, Broadway Market and London Fields

The Home –

Every detail in this one-bedroom home has been designed to make living here an absolute delight. Located in the most sought-after vibrant surroundings in Hackney, London Fields, Hackney Downs, and Victoria Park are just a stone's throw away, offering ample green spaces for leisure and relaxation. Local favourites like Lardo, Raw Duck, and Pidgin bring world-class dining right to your doorstep, while the weekly markets at Broadway Market and Victoria Park add charm and convenience. With excellent transport links, including Hackney Central and Hackney Downs stations, as well as easy access to Bethnal Green Underground, you're perfectly positioned for quick trips across London.



£440,000



The Indoors

As you step through the front door, you're greeted by a seamless hallway that gracefully connects every part of this home. To your left, the open plan living and kitchen area awaits, a harmonious blend of style and functionality. This space radiates brightness, thanks to the floor-to-ceiling window doors that lead out to a balcony. Natural light pours into the room, reflecting off the sleek kitchen countertops that add a sophistication to the design.

The fixtures and fittings in the kitchen are not only modern but thoughtfully arranged for maximum efficiency. There's plenty of room to add a dining table, making it a perfect spot for intimate meals or lively gatherings. The neutral palette enhances the airy ambiance, ensuring this space has a cosy touch.

Adjacent to the living area, the main bedroom exudes calm and tranquillity. Like the living room, it's bathed in natural light from large, almost floor-to-ceiling double windows that offer a lovely view and fresh air. Soft carpeting underfoot adds warmth and comfort. A double bed anchors the room, and a mirrored fitted wardrobe amplifies the light and adds a touch of modern elegance.

The main bathroom has a sleek and stylish design. The intricate brown tiling around the sink basin and the wooden accents behind the toilet bring a refined, edgy flair to the space. The combination bath and fitted shower offer versatility. The tiling flows seamlessly throughout, emphasizing cleanliness and unity in design.

The balcony is a true gem. Its wooden flooring and seating create a warm, inviting space to enjoy the outdoors.

The Outdoors



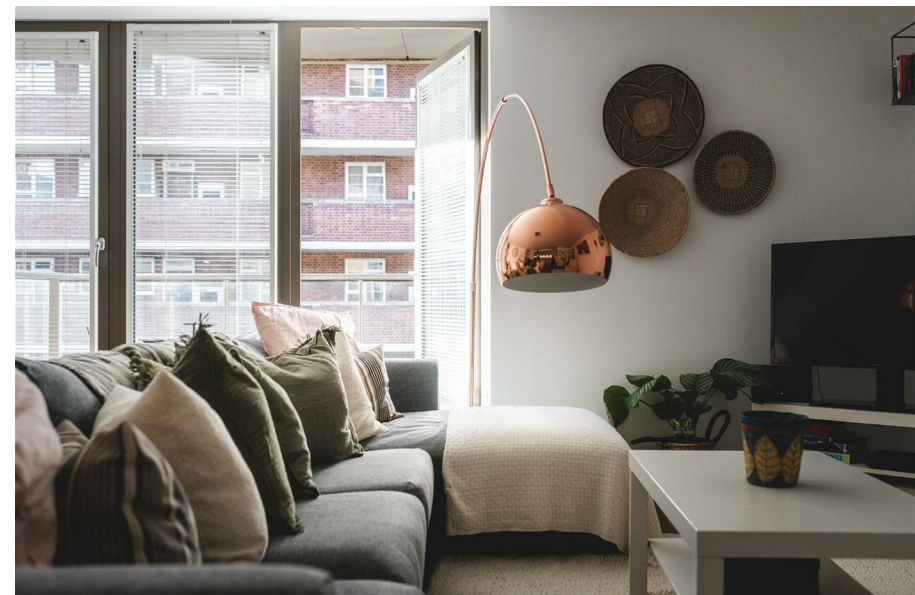
The private balcony is the perfect spot for a morning coffee or an evening drink and is accessed via floor to ceiling glazed doors.

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 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



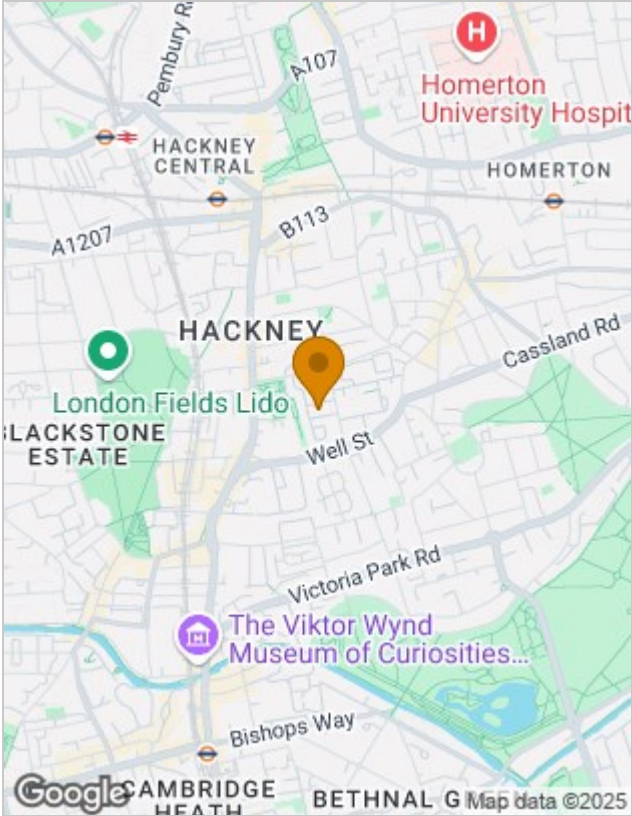
Viewing

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.

Studio 74, Containerville 1 Emma Street, London, E2 9DT
Tel: 0203 005 2600 Email: hello@loveliving.uk <https://www.loveliving.uk>

Location Map



Energy Performance Graph

