



LOVE LIVING
HACKNEY



The Hatch buidling Berkshire Road, London, E9 5TU

£500,000



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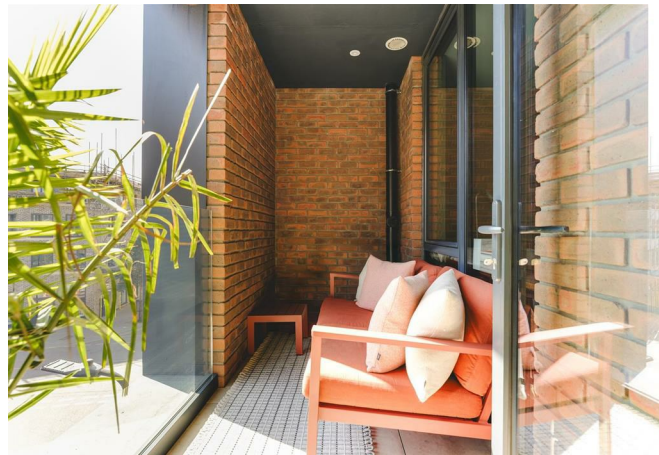
The Hatch building Berkshire Road

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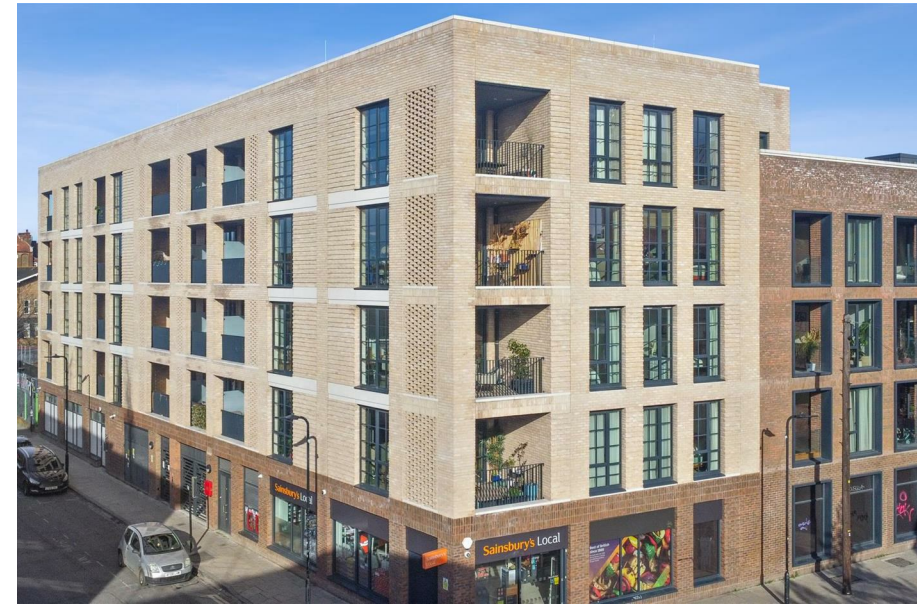
- Floor-to-ceiling windows throughout,
- Spacious open-plan living and dining area
- Prime Location
- Fully integrated kitchen
- Private balcony
- Two-minute walk to Hackney Wick Overground Station
- Double Bedroom
- Moments from Victoria Park, The Yard Theatre, and East Bank cultural hub

The Home -

This beautifully presented one-bedroom apartment in The Hatch building combines sleek modern design with an unbeatable location. Just a two-minute stroll from Hackney Wick Station and moments from Victoria Park and the Olympic Park, the home offers the seamless balance of urban convenience and green space. Positioned in a stylish development with a private balcony, open plan living, and double bedroom, this apartment is ideal for anyone looking to tap into one of London's most dynamic districts. Hackney Wick is renowned for its creative buzz, independent eateries and rich cultural history. With The Yard Theatre, Here East, and Victoria Park Village just moments away and the exciting new East Bank development coming soon, this area is only getting better. Whether you're enjoying brunch at The Breakfast Club, picking up fresh produce from local shops, or heading to the V&A's new cultural space, you're never far from the action.



£500,000



The Indoors

Step through the front door you enter a welcoming hallway that connects the home's main living areas. On the left, you'll find the bright and spacious kitchen and living room, thoughtfully designed with floor-to-ceiling windows that flood the space with natural light. This open-plan area offers ample room for both a comfortable sofa setup and a full dining table, creating a perfect space for entertaining guest and family. This space also gives access to the private balcony area.

The kitchen itself is sleek and modern, equipped with high-spec integrated appliances, including an oven, microwave, fridge freezer, and dishwasher, everything you need for contemporary living. Clean lines and clever storage solutions complete the look, making this space efficient as it is inviting.

From this central living area, you'll find the bathroom and bedroom tucked to the right and straight ahead, creating a calm separation between social and private spaces. The bathroom is elegant and serene, featuring full tiling, a unique and stylish backdrop wall, a full bathtub, and a heated towel rack.

The main bedroom is a retreat, with generous space for a double bed and fitted wardrobes. Like the living room, it benefits from full-height windows that bring in natural light and provide views out toward the private balcony.

The Outdoors

The balcony itself is a gem. With a mix of brickwork and glass balustrades, it offers both privacy and views of the neighbourhood. There's space for outdoor seating, giving it an intimate feel.

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.

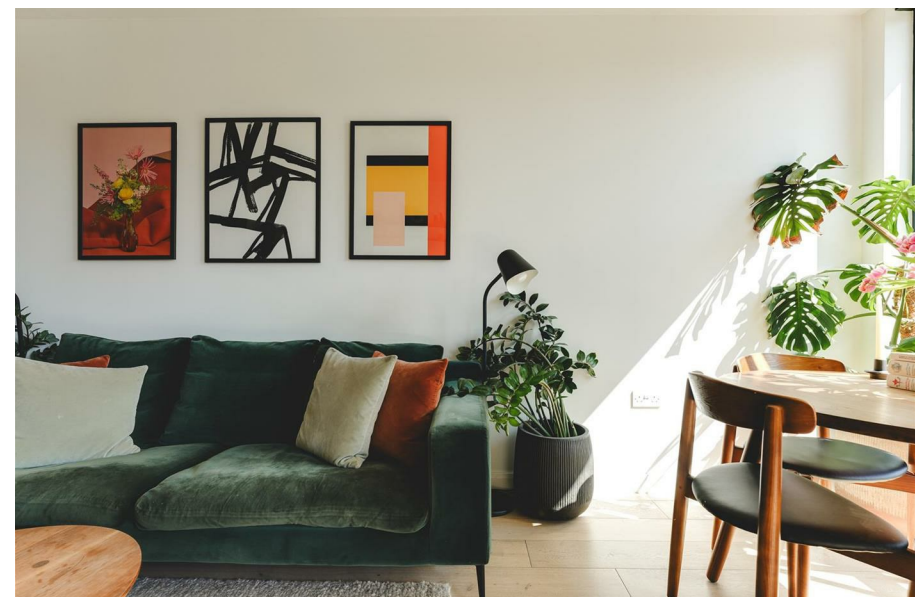
The Here East campus, The Breakfast Club, Randy's Wings, Mother and Gotto is a short walk away and operates as a co-working hub and cultural centre, while award-winning theatre and music venue The Yard is also close by.

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



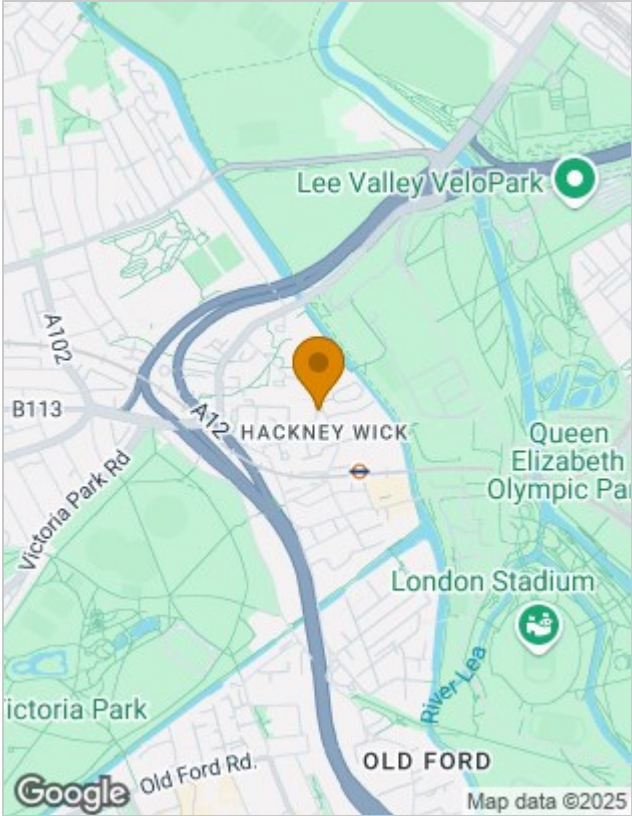
Viewing

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.

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

