



LOVE LIVING
HACKNEY



55d Downs Park Road, London, E8 2HY

£600,000



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55d Downs Park Road

London, E8 2HY

- Two bright double bedrooms
- Moments from Hackney Downs Park
- Handy utility hallway nook
- Open-plan living/dining
- Excellent transport links
- Discreet kitchen with integrated appliances

The Home

This beautifully balanced two-bedroom home, tucked away on the upper floor of a Victorian conversion on the ever-popular Downs Park Road, greets you with impressively high ceilings in the hallway, an abundance of natural light, and a sense of calm that flows throughout the space. Perched above street level, this thoughtfully laid out home offers two generous bedrooms, a clever hallway turned utility nook, and excellent built in storage. A bright open plan living/kitchen space, while a mini hallway neatly separates the bedrooms and bathroom for privacy. Set directly opposite the open green of Hackney Downs Park, with its tennis courts and wide lawns, and just moments from the cafés, shops, and culture of Chatsworth Road and Lower Clapton, this is a home that delivers on both lifestyle and location.



£600,000



The Indoors

Stepping off the wide landing and you're led straight into a bright, versatile living zone. Large windows frame neighbourhood views and pour sunlight over an easy lounge set up with space for a dining table. The kitchen tucks discreetly to one side, giving a sense of separation while keeping connection to the rest of the space. Integrated oven, hob and plentiful cabinetry keep counters clutter free.

To the left of the main hallway, the main bedroom comfortably fits a double bed, wardrobes and a work from home desk. Large sash windows ensure this room stays bright and uplifting throughout the day.

On the right of the main corridor, a short secondary hallway doubles as a handy laundry spot or storage hub perfect for stashing the vacuum and overflow pantry items.

Directly off this mini hallway, the bathroom is fully tiled and freshly finished. A full size bath with overhead shower, sleek chrome fixtures and a window for natural ventilation. Opposite the bathroom, the second bedroom offers space for a double or a generous single plus fitted wardrobes. Another well placed window keeps the atmosphere light and airy.

Loving The Location



Downs Park Road is perfectly positioned for the best of London Fields, Clapton, Mare Street and Broadway Market. There are many fantastic restaurants locally, notably Hash E8, The Three Compasses pub is a local favourite. My Neighbours the Dumplings and Lucky and Joy are one of many restaurants close by in Clapton. Weekly markets take place at Victoria Park, which is a short walk along the Regent's Canal Path. E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread, and nearby Netil Market is a thriving hub of restaurants, breweries and coffee roasters. Broadway Market itself has a huge array of cafes, pubs, and restaurants to enjoy and on Saturdays it comes alive with the Market that brings wonderful food options and Vinyl, clothing stalls aplenty. London Fields is a short walk away and nestled in the middle is the famous London Fields Lido.

Hackney Downs station is a few minutes walk away with direct service to Liverpool Street. Hackney Central runs direct services to Stratford and Highbury and Islington on the London Overground, whilst London Fields also offers direct trains to Liverpool Street. Dalston Junction station provides routes into Highbury and Islington, Shoreditch High Street and Liverpool Street. Bethnal Green Underground station, easily accessible by bus, has excellent links to central London via the Central Line. There are also numerous buses that run along Mare Street towards central London.





Floor Plans



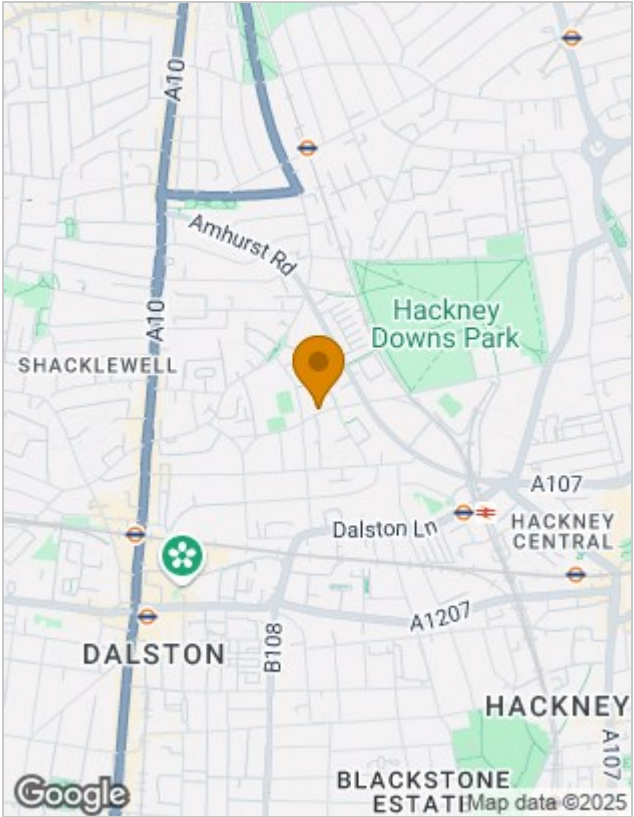
Viewing

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

