



LOVE LIVING
HACKNEY



100 Lansdowne Drive, London, E8 4BF

Offers in excess of £375,000



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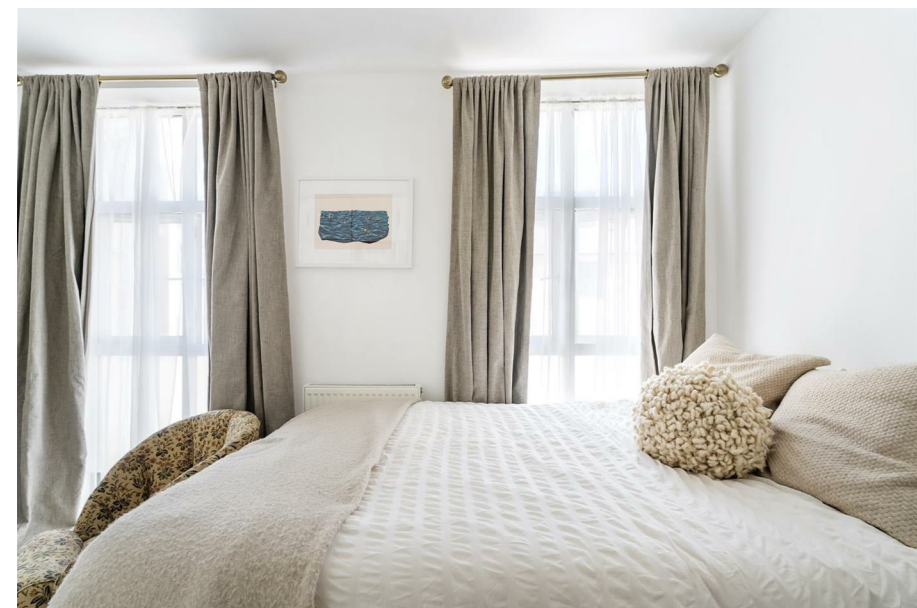
100 Lansdowne Drive

London, E8 4BF

- Bright and spacious open-plan living and kitchen area
- Sleek contemporary bathroom with window ventilation and heated towel rack
- Excellent transport links via London Fields, Hackney Central, and Bethnal Green
- Bedroom with two large windows, space for a double bed, and fitted wardrobes
- Close to Broadway Market, Wilton Way, Mare Street, and Victoria Park
- Surrounded by acclaimed restaurants, artisan bakeries, and lively markets

The Home -

This stylish and contemporary home offers a layout that maximizes light, comfort, and functionality. Perfectly suited for modern living, the property benefits from an open-plan living and kitchen space, a bright and spacious bedroom, and a sleek bathroom finished to a high standard. Large windows throughout the property invite an abundance of natural light, creating a warm and inviting atmosphere in every room. Situated in one of Hackney's most desirable locations, just moments from London Fields and Broadway Market, this home is as much about lifestyle as it is about comfort.



The Indoors

Led by the hallway is the open plan living and kitchen space. The living area benefits from large windows that flood the room with natural light and fresh air, creating a bright and uplifting atmosphere. The kitchen is both stylish and functional, offering ample storage space along with modern appliances, including a fridge freezer, making it ideal for everyday use or entertaining. The bedroom is generously proportioned, bright, and airy, thanks to its two large windows. With enough space to accommodate a double bed and fitted wardrobes, this room balances comfort with practicality, offering both relaxation and smart storage solutions. The bathroom has been designed with modern living in mind. Featuring contemporary fixtures and fittings, it is both sleek and practical. A window provides natural ventilation, while a heated towel rack adds a touch of everyday luxury.

Loving The Location

Lansdowne Drive is perfectly positioned for the best of London Fields, Wilton Way, Mare Street and Broadway



Market. London Fields' heated lido and tennis courts are a 3 minute's walk from the front door.

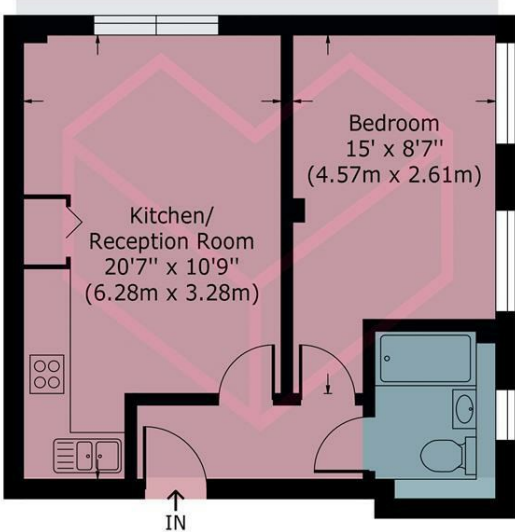
There are many fantastic restaurants locally, notably Pophams Bakery, Lardo, and Violet Cakes on Wilton Way. Weekly markets take place at Victoria Park, with Broadway Market also a short walk along the Regent's Canal Path. E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread, and nearby Netil Market is a thriving hub of restaurants, breweries and coffee roasters.

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





Floor Plans



Landsdowne Drive, E8

Approximate Gross Internal Area = 37.90 sq m / 408 sq ft

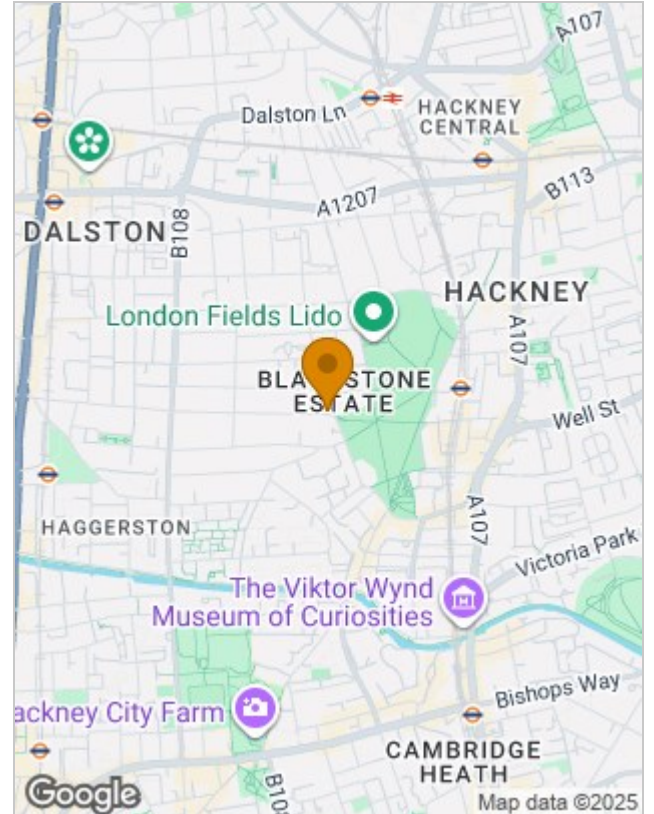
Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		84	84
(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	

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