



LOVE LIVING  
HACKNEY



Flat 3, 7 Mackintosh Lane, London, E9 6AB

£2,250





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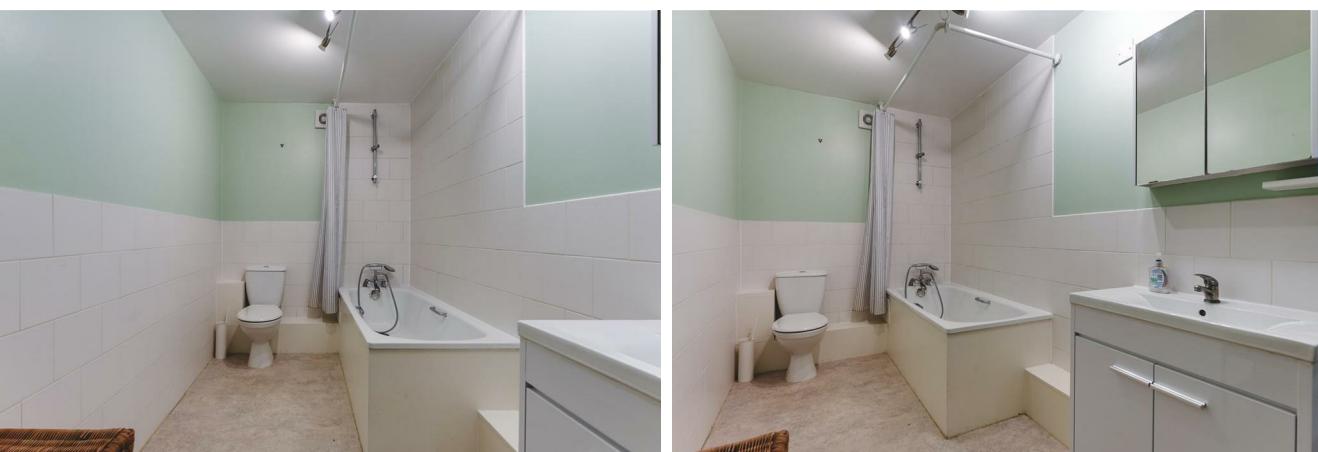
# Flat 3, 7 Mackintosh Lane

London, E9 6AB

- Two double bedrooms
- Close to Homerton station
- Double glazed
- Private garden and separate terrace
- Short walk to Chatsworth Road
- Fitted kitchen

## The Home -

This two-bedroom home is a harmonious balance of comfort, efficiency, and charm located in a vibrant and well-connected area, this home offers Homerton Station, just minutes away and links directly to Stratford and Highbury & Islington via the London Overground, keeping you connected to the rest of the city. The apartment has a private garden to the rear and an additional private terrace accessed from the both bedrooms. Situated close to Chatsworth Road, you'll be spoiled with nearby independent shops, cafes, and restaurants, from Ramen Cafe Men to the high-welfare Morgans Butchery, and the Sunday food market. This cosy, efficient, and clean home invites you to embrace its warmth and convenience while enjoying the vibrant surroundings.



## The Indoors

The open-plan living and kitchen/living room area serves as the heart of the home, designed for both practicality and comfort. The kitchen includes ample storage for all your cutlery and utensils, as well as built-in appliances, including a dishwasher and washing machine, to make daily chores a breeze. Bright and airy, this space opens directly into the courtyard, allowing for effortless indoor-outdoor living. Whether you're enjoying a meal, or stepping outside to bask in the fresh air, this area ensures a cosy and inviting atmosphere.

Adjacent to the main living area is the bathroom, featuring a bath, shower head, and contemporary fixtures and fittings that add a touch of luxury to your daily routine. Next to the bathroom are the two bedrooms, nearly identical in size and equally cosy. Both rooms can comfortably accommodate a double bed and fitted wardrobes, offering plenty of storage and a serene retreat for rest. A standout feature of the bedrooms is the floor-to-ceiling window doors, which open onto the front garden, creating a seamless connection to nature and allowing natural light to pour in.

## The Outdoors

This home is graced with two private outdoor spaces: the courtyard, accessed from the living/kitchen area, and the front garden, accessible from the bedrooms. Both spaces provide a peaceful escape where you can enjoy the greenery or unwind after a long day. These outdoor areas enhance the home's spacious feel, offering delightful extensions of the indoor living spaces.

#### **Loving The Location**

Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes, offers many independent shops, cafes and restaurants, including Ramen Cafe Men and specialist suppliers L'epicerie 56. The high welfare Morgans Butchery, Fika is excellent for coffee, and there is a weekly food market on Sundays. Restaurants such as Uchi, My Neighbours The Dumplings and Lucky & Joy, in addition to the legendary wine bar 107 are all nearby in Lower Clapton. The Adam and Eve is a classic local favourite pub. The Castle Cinema, is independently funded and screens features, as well as classic and contemporary art-house films.

For green open space, just a short walk away is Millfields Park, Victoria Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush green belt moments away on foot and is perfect for a dog walk, summer picnics, and even a visit to see the horses that live there year round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping forest with 20-30 minutes.





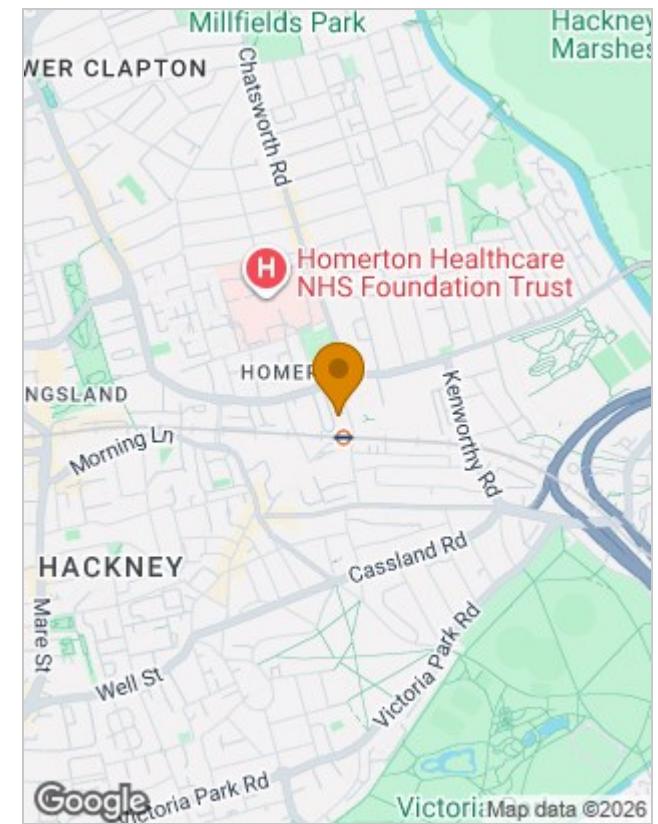
## Floor Plans



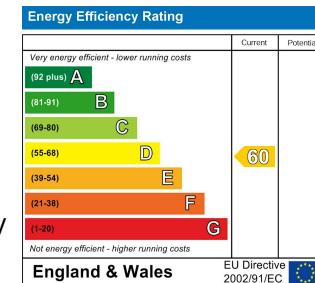
## Viewing

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.

## Location Map



## Energy Performance Graph



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.