



Total Area: 72.5 m² ... 780 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

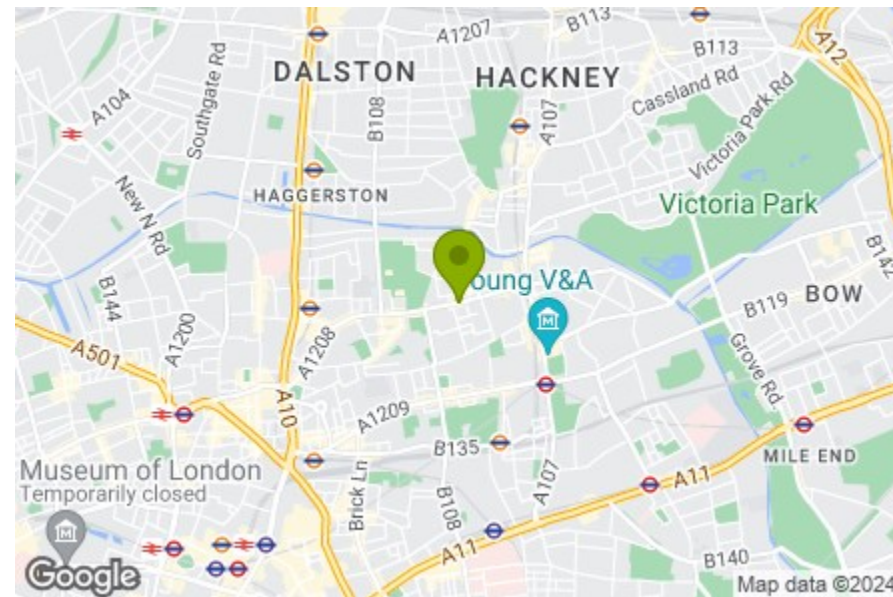
Kitchen/Lounge/Diner
24'2" x 22'0"

Bedroom
10'11" x 11'8"

Bathroom

Bedroom
16'2" x 9'10"

Shower Room



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

HACKNEY ROAD, TOWER HAMLETS

Offers In Excess Of £699,999 Share of Freehold 2 Bed Apartment



Features:

- Two Bedroom Flat
- Beautifully Presented Throughout
- Communal Gardens
- Moments from Columbia Road
- Short Walk To Hoxton Station

A unique two bedroom, two bathroom apartment in a handsome art deco period conversion, moments from Hackney Road. Artistically finished, with bespoke kitchen and parquet floors, it's a one of a kind home with a fifteen minute City commute.

You'll be in a truly enviable spot at the very heart of Tower Hamlets. Just off Hackney Road, with an incredible variety of places to eat, drink, shop and explore within easy walking distance or a short bus or cycle ride away. From hidden cocktail clubs to peculiar museums, independent boutiques to cat cafes, you'll never want for something to do at the weekend.

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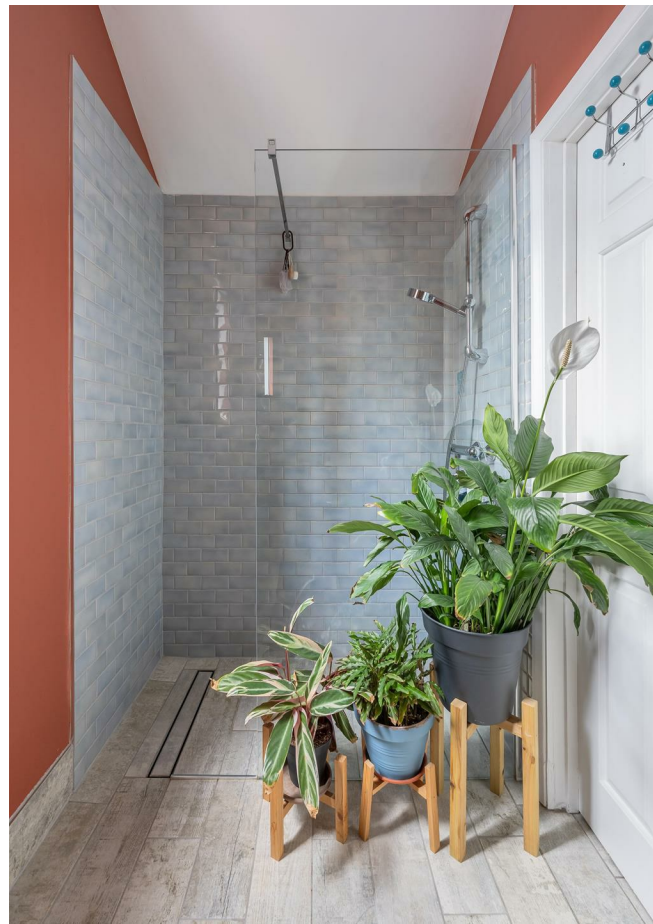
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IF YOU LIVED HERE...

Head up onto the first floor and open your front door, to find your bathroom immediately to your right. There's a sleek white suite including a freestanding rolltop tub and vanity sink. The walls are part tiled in simple white, and it's all bathed in natural light. Next is your fantastic kitchen, diner and lounge straight ahead of you. Giving you more than 500 square foot of versatile space, along with gorgeous parquet flooring underfoot, and dual aspect windows looking over the communal gardens.

To the left in is your first bedroom of 120 square foot, a generous double. On the opposite side is your main bedroom, this one with 150 square foot of space and two double bespoke wardrobes, one with sliding mirror doors. To one end of this lovely space is your en suite shower room, as beautifully finished as your main bathroom, with terracotta walls and a step in shower, fully tiled in glossy grey.

Cambridge Heath station is a six minute walk. From here the Overground will speed you to Liverpool Street in another seven minutes and you are only a twelve minute walk to Bethnal Green Station for the central line. As for green spaces, Haggerston Park is three minutes from your new home, and contains both a city farm (with Italian cafe) and community orchard. London's legendary Victoria Park is less than a mile away, while Columbia Road with its wonderful, famous flower market is a four minute stroll from you.

WHAT ELSE?

- Your new local is The Virgin Queen, a beautiful historic pub by Broadway Market, with a mouthwatering menu.
- Under twenty minutes takes you to bustling Brick Lane, London's curry haven that's also home to the famous 24-hour Beigel Bake bakery.
- Try your hand at indoor climbing at the Stronghold Climbing centre at London Fields.
- Parking Space for all residents.



A WORD FROM THE EXPERT...

"I feel right at home in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer. Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces. I have found my home in Hackney and it holds a very special place in my heart."

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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