

Reception Room  
10'3" x 10'5"

Kitchen  
7'0" x 10'4"

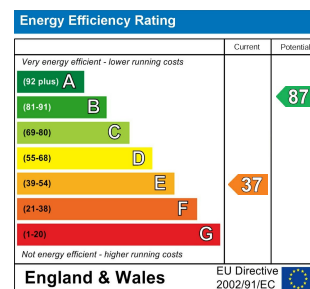
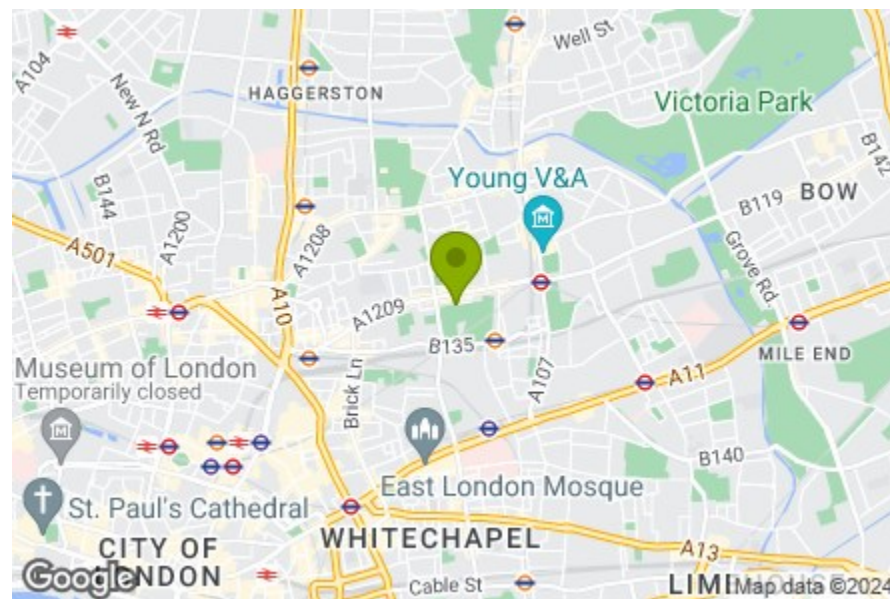
Bedroom  
14'3" x 11'1"

Bathroom  
7'9" x 7'10"

Bedroom  
14'3" x 11'2"

Bedroom  
11'0" x 11'1"

Garden  
approx. 21'11"



## DERBYSHIRE STREET, LONDON

Asking Price £800,000 Freehold  
3 Bed House



### Features:

- Three Bedroom House
- Beautiful Period Property
- Arranged Over Three Floors
- Chain Free
- Short Walk to Columbia Road
- Moments from Bethnal Green Station
- Private Garden

Situated in the heart of East London, this three-bedroom period property has all the makings of a dream home, full of beautiful features, arranged over three floors and complete with a garden at the rear.

Bethnal Green Station is a stroll away, as is the iconic Columbia Road. The home is on the market chain-free, too.

REQUEST A VIEWING  
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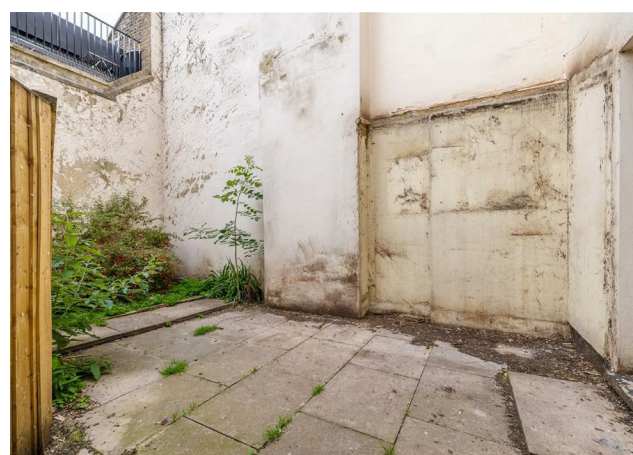
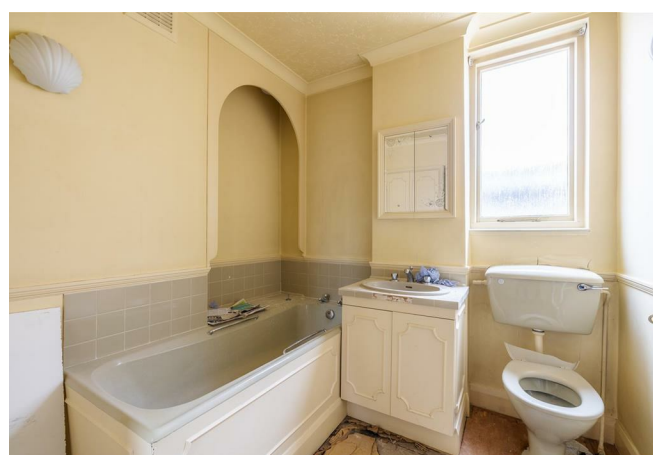
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#### IF YOU LIVED HERE...

You've probably already visited this buzzing part of the glorious East-End as a visitor, but it'll be quite the different experience living here, with all the brilliant amenities at your finger tips to enjoy day after day. As well as much-loved destinations like the Brick Lane and Columbia Road nearby, you'll find exciting new ventures constantly cropping up and keeping you on your toes, so exploring will never get dull.

As for you home, you'll love the feeling of space that the iconic period three-storey home provides. It's all brilliantly balanced and you're set up well with the reception room and adjoining kitchen, which are full of original features such as the lovely sash windows, dado rail and ornate coving. The kitchen is perfectly placed at the rear, with access to the garden - and the units are smart and ready to enjoy.

Meanwhile, on the first floor, you have your bathroom - exactly where you want it. It currently has a walk-in shower, bathtub and built-in cupboard, which shows how much space you have to work with if you do plan on re-designing. The bedroom on this floor plus the pair on the top floor all have more of those lovely features, like the sash windows and original floors ripe for sanding.

Head outside and you'll find yourself in the heart of Bethnal Green - an area that attracts visitors from around the globe, but that you can call your home. As well as fantastic bars and restaurants, you've got plenty of green space, including Weavers Fields. In the other direction you'll find Haggerston Park, which houses the Hackney City Farm, with its lovely cafe and selection of creative courses.

As for food and drink-based perks, you're spoilt for choice. Moments away is E Pellicci, a truly iconic vintage workers' cafe which has been offering English and Italian classics since 1900 (and appeared on countless TV shows). With a similar amount of heritage, you've also got Beigel Bake Brick Lane Bakery a stroll away, as well as newer ventures such as the stylish Rochelle Canteen - a favourite with the fashion set.

#### WHAT ELSE?

- 10 minutes away, Bethnal Green station sits on the Central line, while there's another site for the Overground that's even closer. The area is also served well by bus routes, and as it's so central, walking is incredibly easy (especially to the city).
- You're spoilt for choice with pubs and bars, but Star of Bethnal Green would be a good first stop, with its excellent beer and friendly staff.
- You have to get to Columbia Road Road Flower Market early to skip the crowds of tourists, but that's not a problem for you since you live so nearby. Grab a coffee on the way and come back with some floral creations for your lovely new home.



#### 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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