

## CARLY MEWS, HACKNEY

### Offers In Excess Of £799,999 Freehold 3 Bed House



#### Features:

- Three Bedroom House
- Two Bathrooms
- Arranged Over Three Floors
- Beautifully Presented
- Gated Development
- Moments Away from Bethnal Green Station

Arranged over three floors, this uniquely stylish, immaculate, three bedroom, two bathroom, family home sits in a purpose built, gated development. All just moments from Bethnal Green station, Haggerston Park and vibrant social hotspots.

Bethnal Green station is just a half mile from your front door. From here it's a quick one stop hop to Liverpool Street, or take Overground trains in the opposite direction to Hackney Downs, Walthamstow Central and Highams Park.

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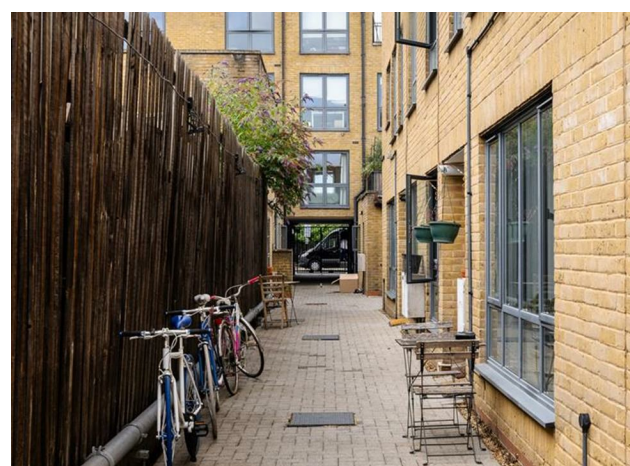
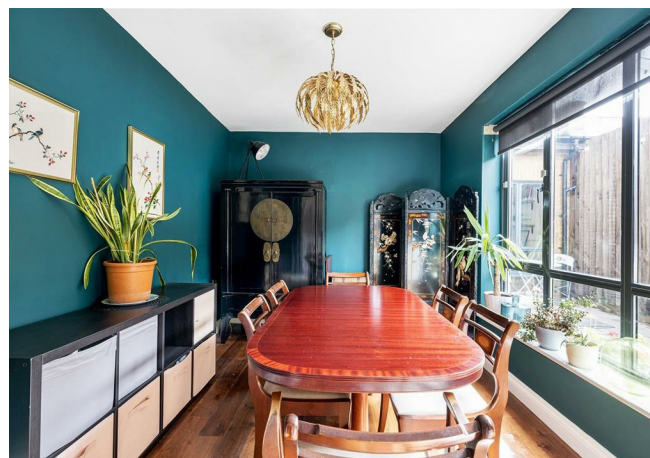
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#### IF YOU LIVED HERE...

Stepping through the double gates, you'll enter a well maintained communal patio and arrive at the front door of your three storey family home. Inside, your first double bedroom sits to the right and is currently in use as an extra dining room. Dramatic peacock blue paintwork and auburn timber flooring are bathed in natural light from a wide bright window that overlooks your patio.

Across the hall you'll find your modern breakfasting kitchen, decked out in smooth cream cabinets, white brickwork splashbacks and a stainless steel chef's oven and extractor hood. Your ground floor bathroom is pristinely finished in floor to ceiling brickwork tiles, a sleek white suite with vanity unit and a rainfall and handset shower over the tub.

Up on the first floor, you'll find another sizeable bedroom, currently in use as a home office. Your large, 135 square foot reception room sits next door, with smooth hardwood flooring flowing underfoot, matt navy paintwork and a trio of bright, bistro shuttered windows. Stairs lead up to your third and final storey, where you'll find your principal bedroom. With bistro shuttered dual aspect windows, smart custom made wardrobes and striking architectural lines the finishing touch to this sumptuous space is a stylish en suite with a huge stroll in rainfall shower, smoky grey tilework and a recessed vanity unit and washbasin.

Bethnal Green Road is just a few yards from your new home, where you'll find a long stretch of eating and drinking establishments. Most notably Couquette, for amazing signature cocktails in intimate surroundings, and The Star of Bethnal Green for fun quiz nights and live DJs. At the end of the road, under the railway arches close to Paradise Gardens, you'll find the flagship Mother Kelly's taproom with a welcoming atmosphere and carefully curated ales. Haggerston Park is only eight minutes away on foot, where you'll find lush greenery, tennis courts, plenty of picnic spots and Hackney City Farm, a great place to visit with younger members of your family.

#### WHAT ELSE?

- Your new local will be The Kings Arms on Buckfast Street, just a three minute stroll from your front door. This friendly gastropub has an impressive selection of cask ales and a great range of traditional bar snacks and sharing platters.
- Weavers Fields, a popular local park that's perfect for dog walking and morning runs, is just four minutes away on foot.
- Parents will be delighted to know there are fourteen primary and secondary schools, within a mile of your new home, that have been rated 'Outstanding' by Ofsted.



#### A WORD FROM THE OWNER...

"I have absolutely loved living in Carly Mews - tucked away in a quiet and safe Mews, but still in the heart of the action, and a great sense of community amongst lovely neighbours. The house also has so much storage, which is so useful!"

My dog and I have loved all the green spaces in the area for walks - early mornings in Victoria Park with a coffee from Gail's being a much-loved weekend ritual, before the crowds...

The transport links are insanely good. Both Shoreditch High St overground and Bethnal Green tube are less than 10 mins walk away, so many buses in all directions, and the Elizabeth Line gets you door to door to Soho and Mayfair in 30 mins!

There are so many cool spots around the area too - Brick Lane, with restaurants, food markets, crafts and vintage clothes, the stunning Columbia Road flower market every Sunday, buzzy Broadway Market and all the independent shops, cafes and venues."

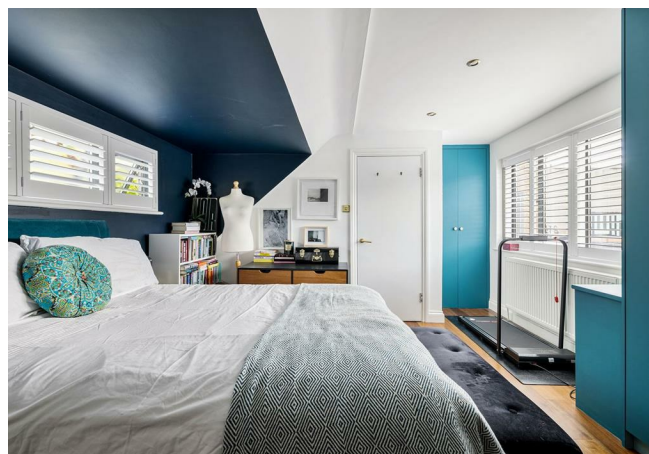
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**Reception Room**

16'6" x 16'2"

**Bedroom**

7'10" x 8'7"

**Bedroom**

12'3" x 8'11"

**Kitchen**

7'10" x 16'3"

**Bathroom**

6'3" x 6'8"

**Bedroom**

14'2" x 12'7"

**Ensuite**

4'11" x 9'6"



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