



Total Area: 41.7 m² ... 449 ft² (excluding cellar, garden)
All measurements are approximate and for display purposes only

Reception Room
13'5" x 12'7"

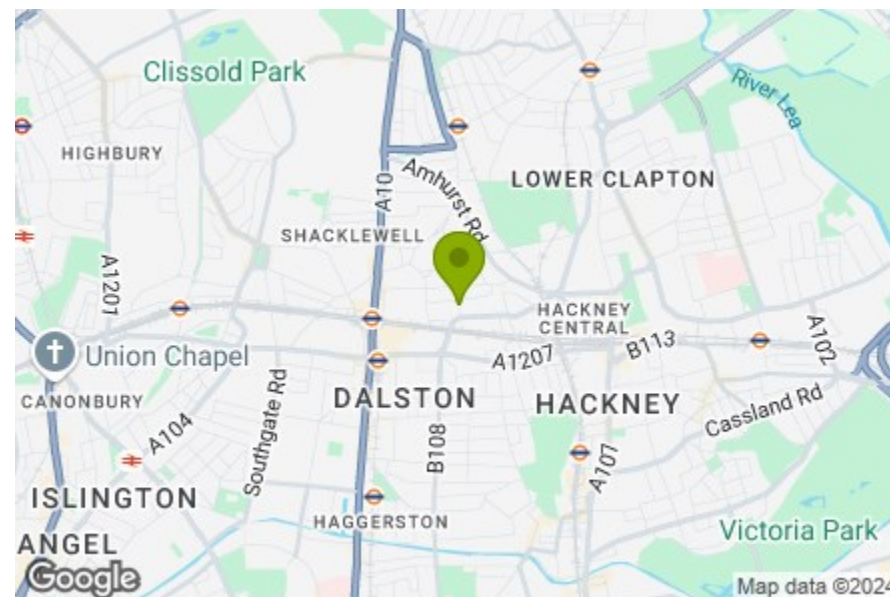
Shower Room
10'11" x 4'0"

Bedroom
11'4" x 9'3"

Kitchen
8'4" x 8'2"

Cellar

Garden
19'7" x 16'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D	63	73
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

CECILIA ROAD, HACKNEY

Offers In Excess Of £450,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Apartment
- Beautifully Presented
- Refurbished Throughout
- Chain Free
- Private Garden
- Moments Away from Hackney Downs and Dalston Kingsland Stations
- Underfloor Heating Throughout

A gorgeous ground floor one bedroom garden apartment, moments from Dalston. Beautifully refurbished to an exceptional standard, this is a pristine East London pad in a perfect spot. It's easy and quick for you to get to Islington or the City.

You're also just a few minutes on foot from both Hackney Downs and Dalston Kingsland Overground stations.

REQUEST A VIEWING
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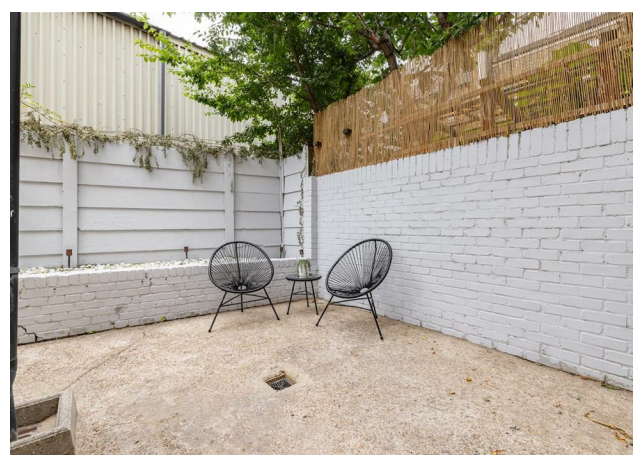
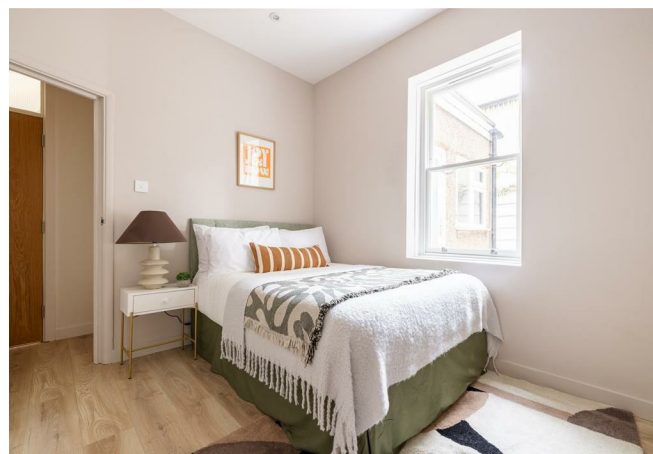
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IF YOU LIVED HERE...

Stepping in through your own front door, you'll find a hallway extending left and right. To the left are the stairs down to your cellar, and the door to your kitchen. This stylish modern space sets the refined tone for the aesthetic of the apartment, with sleek glossy units and integral induction hob. From here you have access to your part walled courtyard garden.

Back down the hallway, your bedroom is on your left, with soothing plaster pink walls and a sash window on to the garden. Next along is your shower room, with floating vanity sink, and brass fittings including rainfall shower with white metro tiling. The walls are a mellow sage colour. Your reception room sits to the front, with a huge box bay window, and bespoke shelving and storage.

It's around eight minutes on foot to either Dalston Kingsland or Hackney Downs, making your commute to the City under twenty minutes door to door. You're also less than half a mile from

Hackney Downs Park, and London Fields is just a little further down the road, with its famous Lido. You're surrounded by almost endless options to eat, drink, socialise, and enjoy art and music.

WHAT ELSE?

- Check out the eclectic programme at the much loved Rio Cinema, a ten minute stroll away.
- Your new local is The Three Compasses, a friendly pub with a new covered terrace and food from Filthy Buns.
- You're just around the corner from the About The Bike shop, if you want to treat yourself to new wheels.



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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