

Kitchen/Reception Room
23'3" x 22'0"

Bedroom
13'8" x 8'9"

Bathroom
7'6" x 4'9"

Bedroom
13'3" x 4'9"

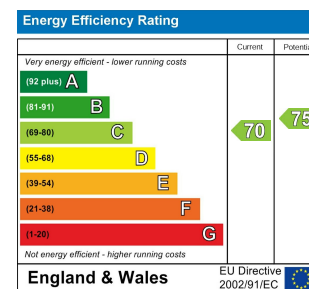
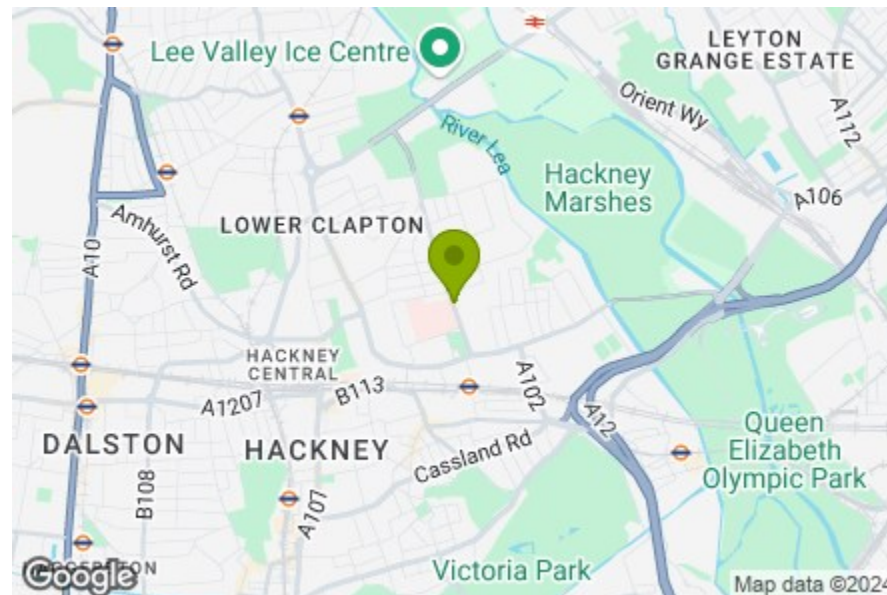
Bedroom
14'0" x 8'0"

En-suite
6'9" x 4'9"

Entrance
4'9" x 1'10"

Approx. Gross Internal Floor Area 815 sq. ft / 75.71 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
Produced by Elements Property



BROOKSBY'S WALK, HACKNEY

Offers In Excess Of £575,000 Leasehold 3 Bed Apartment



Features:

- Three Bedroom Property
- Chatsworth Road Location
- Moments from Homerton Station
- Period Conversion
- Approx 815 Square Foot
- Beautifully Presented Throughout
- Chain Free

An ingeniously arranged three bedroom, two bathroom apartment, on the first floor of a converted Victorian townhouse. You have sought after Chatsworth Road, the endless greenery of Hackney Marshes and Homerton overground all on your doorstep.

Homerton High Street, the bustling heart of this village-esque, Hackney community is just two minutes walk away, for all your day to day amenities from shops and pharmacies, cafes to pubs.

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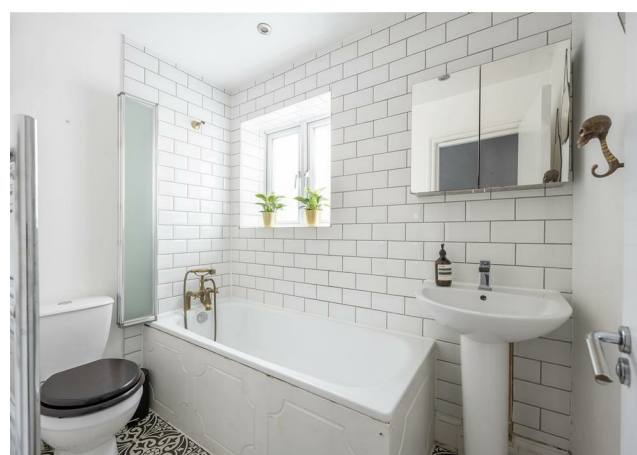
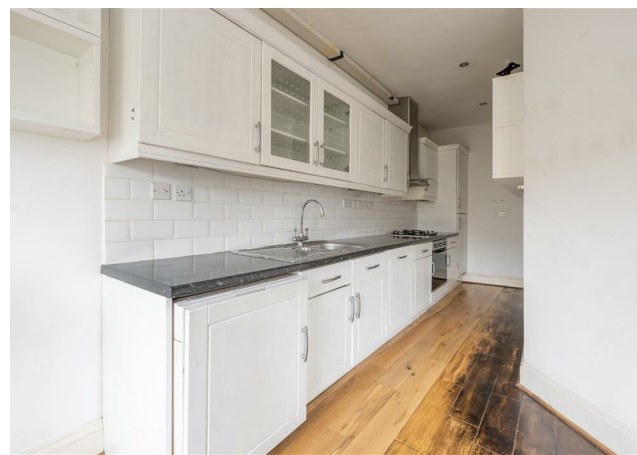
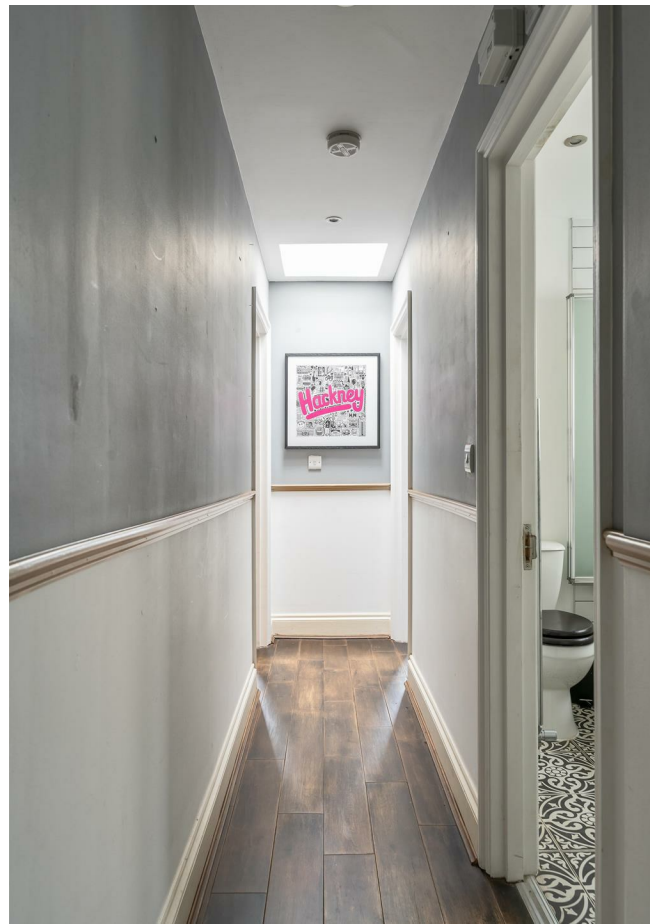
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IF YOU LIVED HERE...

You'll have a handsome and characterful suite of spaces to stretch out in, over 800 square feet in all. Your artfully arranged, open plan, L-shaped kitchen and reception comes in at an impressive 250 square feet, a characterful statement wall brightly lit by a triple window set. Vintage-style floorboards run underfoot in the lounge area, flowing round into the kitchen, decked out in smart white cabinetry with quartz style worktops.

Elsewhere, those vintage floors continue into the hallway, finished in grey and white above and below the dado rail. Two of the bedrooms are characterful, sizeable affairs, spacious and diversely finished. The principal sleeper features an en suite, fully metro tiled from floor to ceiling with a walk in rainfall shower. Across the hall, your family bathroom is home to a tub, with brass handset shower.

Outside and, as noted, both lively Chatsworth Road and bustling Homerton High Street are right on your doorstep, so you'll never be short of places to shop, eat and drink. If you're looking to get back to nature, the wild wide open wilderness of Hackney Marshes is just fifteen minutes on foot. Endlessly explorable, with open green spaces, woodlands and waterways, you'll forget you're in London.

WHAT ELSE?

- Homerton station is just five minutes on foot, for a whole host of direct destinations to London landmarks, from Hampstead Heath to Camden Town. Stratford is just seven minutes away, for the Central and Jubilee tube lines, plus the DLR and Elizabeth line
- There's a significant and substantial storage space just off the hallway, always a welcome bonus in London apartment living.
- Local schools are excellent, with no fewer than ten 'Outstanding' rated primaries and secondaries all within an easy, twenty minute walk.



A WORD FROM THE OWNER...

"We have absolutely loved living in this flat and are so sad our family has now outgrown it. We have many amazing memories living here. The location is fantastic - you can walk in one direction and be in central Hackney and the other immersed in nature in Hackney Marshes, while on your doorstep you have The Castle Cinema and all the amazing Chatsworth Road shops, restaurants and cafes. Homerton station is also a short walk away, taking you into central London pretty fast. The flat itself is a unique shape and we loved this about it - it is a hidden gem away from the hustle and bustle of the street outside"

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