

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"

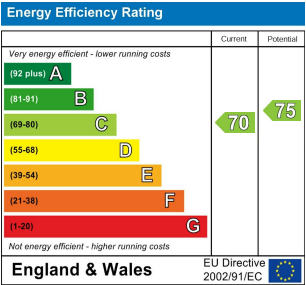
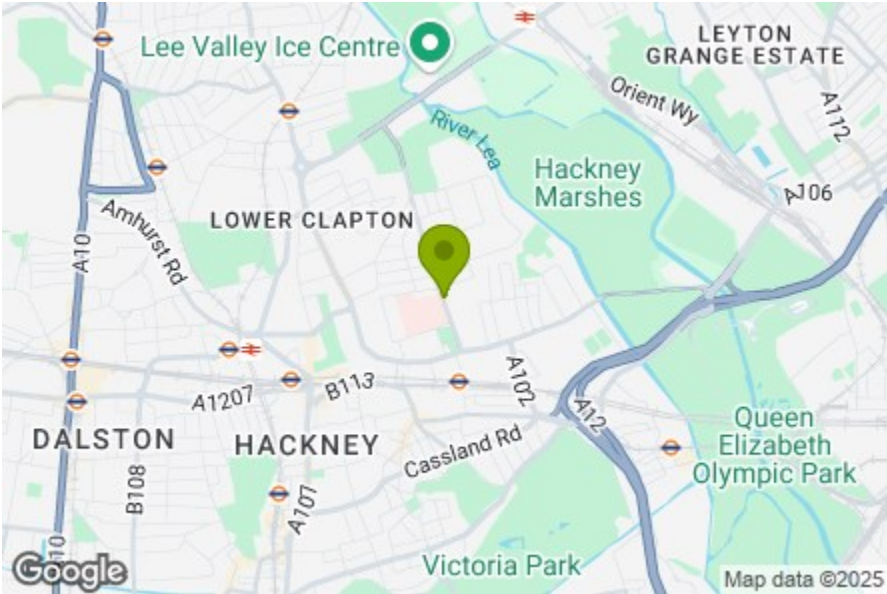
Bedroom
14'0" x 8'0"

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 £550,000 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.

REQUEST A VIEWING
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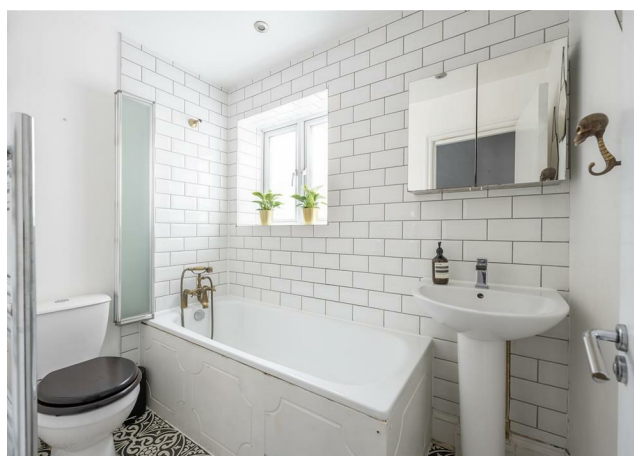
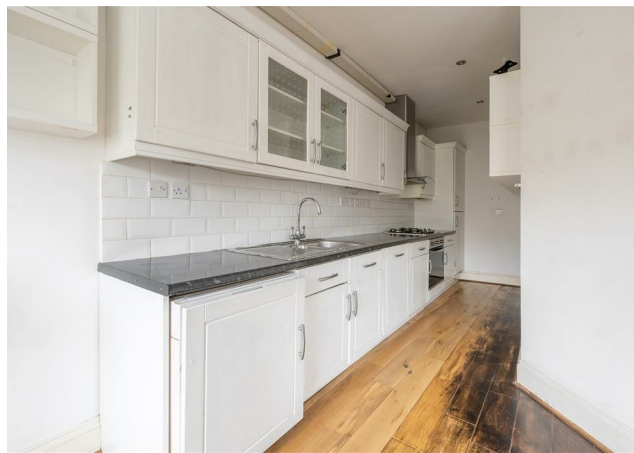
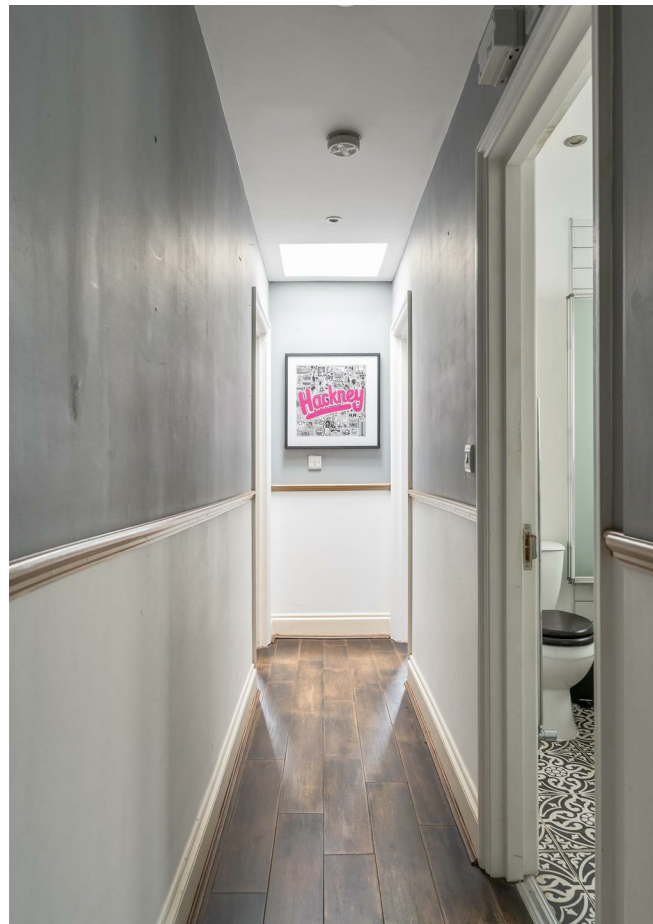
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IF YOU LIVED HERE...

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 bought this flat in 2012 and have loved how Chatsworth Road has evolved over the years - we've enjoyed people watching from the bright, sun-flooded open-plan living space. The flat's layout is unique - it extends back further than you'd expect, with two renovated bathrooms and a small back bedroom, which we turned into our beloved dressing room. Within a few steps of the place, you have everything you need - whether it's a haircut, organic food, or to catch the latest blockbuster at The Castle Cinema. There's heaps of great eateries, including Leo's, Venerdi and Pivez, plus pubs including The Spread Eagle, The Elderfield, The Chesham Arms + The Adam & Eve. For coffee, we're loyal to Espresso Hut but you're spoilt for choice, while on Sundays the street really comes alive with the weekly market. You're a short walk from Homerton station and very close to the green spaces of Millfields Park, Well St Common and Hackney Marshes."

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