

Reception Room  
14'2" x 12'2"

Hall  
15'5" x 5'6"

Bedroom  
11'6" x 10'0"

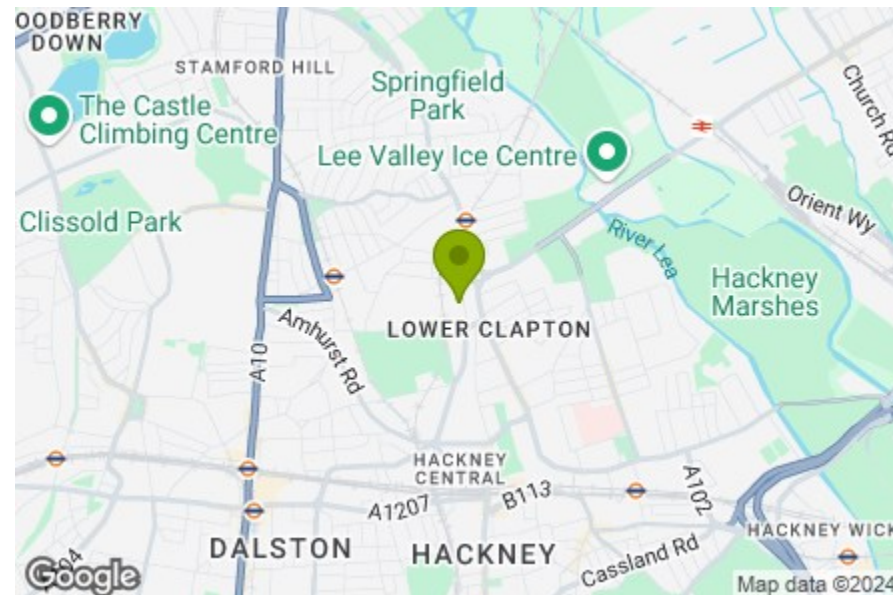
Kitchen  
11'10" x 5'6"

Light Well  
4'0" x 4'0"

Shower Room  
8'0" x 5'1"

Front  
11'8" x 9'3"

Approx. Gross Internal Floor Area 557 sq. ft / 51.74 sq. m  
Disclaimer: 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



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



## CHARNOCK ROAD, HACKNEY

Offers In Excess Of £375,000 Share of Freehold  
1 Bed Apartment



### Features:

- One Bedroom Property
- Lower Ground Floor
- South Facing Light Well
- Beautifully Presented Throughout
- Period Conversion
- Moments from Hackney Downs
- Short Walk to Clapton Station
- Approx 557 Square Foot

An exceptional one-bedroom apartment with high ceilings and beautiful period features, situated on the lower ground floor of a converted terrace in the heart of Clapton.

This enviable position means you've got as much access to sprawling nature as you have buzzing bars and eateries, while public transport is also excellent, putting you in easy reach of the whole capital.

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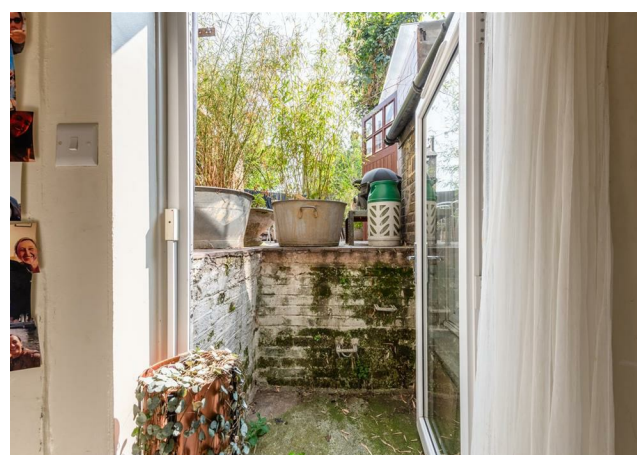
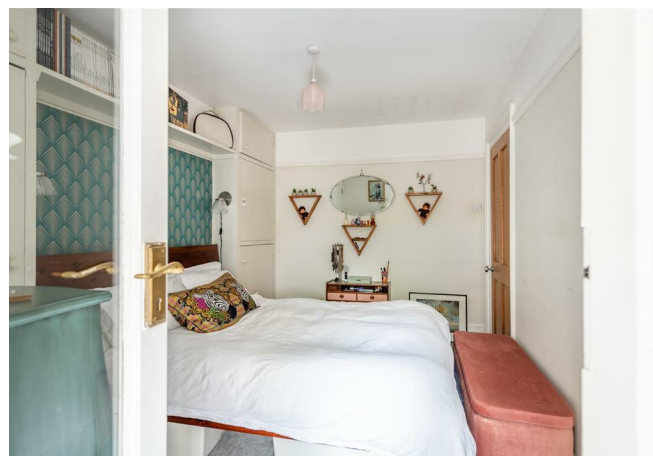
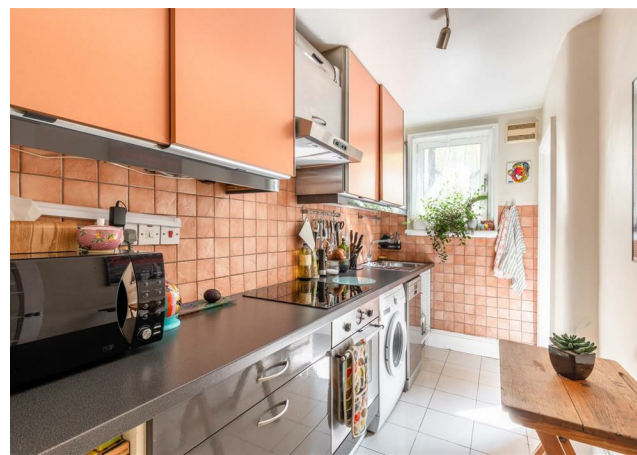
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#### IF YOU LIVED HERE...

Although your stunning new home makes an instant impressions with its charming features and timeless style, you'll enjoy taking your time to explore every nook. In the front reception room, you've got the traditional beading, beautiful shutters, gorgeous timber floors and striking panelling - it's all wonderful illuminated thanks to your the south-facing light well.

Carry on down your spacious hallway and you'll reach your equally lovely bedroom, which has more of those timeless features, plus clever built-in storage and stylish wallpaper contrasting with neutral tones.

Just beyond, the kitchen is a charming space, with rustic tiling and terracotta hued units. The bathroom does just as much of a good job at blending traditional style with modern convenience - you'll love the black fittings and bold tiling in the walk-in shower.

As for beyond, it's one thing nipping to this part of East London as a visitor, but it's quite another to live and breathe the scene, with some of Hackney's top rated amenities right on your doorstep. Luckily as a resident you can take your

time to explore as there's an incredible choice of places to visit, from the dim sim institution My Neighbours the Dumplings to the much lauded Vietnamese Hai Cafe - all within a few minutes of your home. You've even got one of London's coolest movie theatres, the Castle Cinema, less than a mile away. As well as these much-loved haunts, you'll find exciting new ventures constantly cropping up and keeping you on your toes, so exploring will never get boring.

#### WHAT ELSE?

- Despite all the urban buzz, this area has a surprisingly large amount of green space. As well as Hackney Downs Park, London Fields is only just over a mile away.

- Transport is plentiful in this area with some excellent bus routes nearby, including the 55 into central London, as well as Hackney Downs station, which is served by the Overground route to Liverpool Street. Clapton station is just a short stretch further.

- You've got a brilliant choice of local takeouts, but surely unpacking calls for a delivery from Yard Sale Pizza - one of our favourites. Actually, it's only a ten minute walk away from your home, so even better - make it a collection and get to know the friendly staff.



#### 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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