

Front Garden  
14'0" x 9'10"

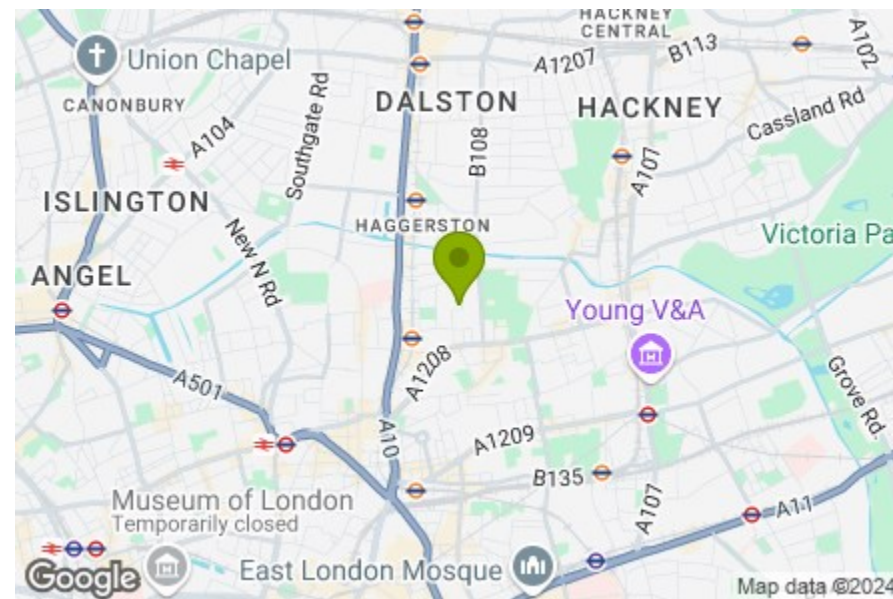
Reception Room  
13'8" x 13'4"

Shower Room  
4'11" x 6'6"

Bedroom  
8'2" x 10'10"

Kitchen  
5'2" x 10'10"

Patio  
13'5" x 5'4"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		70	75
		EU Directive 2002/91/EC	

## WEYMOUTH TERRACE, HACKNEY

Asking Price £290,000 Leasehold  
1 Bed Apartment



### Features:

- One Bedroom Apartment
- Ground Floor
- Private Garden
- Refurbished Throughout
- Moments Away from Hoxton Station
- Ideal for First Time Buyers/ Investors

A freshly refurbished and utterly immaculate one bedroom apartment, sat handily on the ground floor of a modern brick development in the heart of Hoxton. Looking onto greenery and with gardens front and back this is a fine first time find.

As well as the greenery on your doorstep you're less than five minutes from Haggerston Park, and its varied sports facilities. More on that later.

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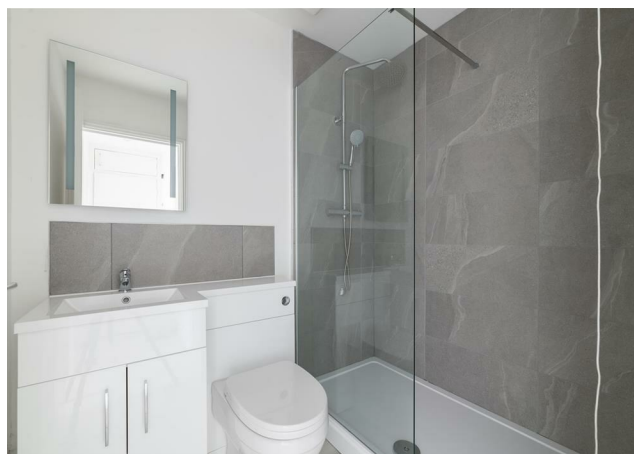
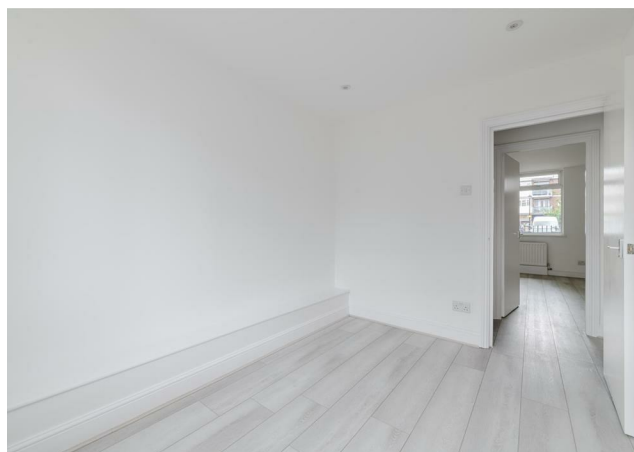
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#### IF YOU LIVED HERE...

Step past your handy front yard and through your dedicated front door, and you're immediately in amongst your 180 square foot front lounge. Walls are pristine and fresh in white, while broad smoky grey hardwood flows underfoot, all making the most of the natural light. It's an aesthetic that continues down the hall into your double bedroom, similarly styled with a view over your rear patio.

In between you have your bathroom, a smart designer affair with large format, letterbox tilework rising from tub to shower and a seamless suite. There's a shower over the tub and a glazed shower screen, of course. Finally, your kitchen shows off the recent refurbishment at its best, with a sleek set of silky smooth cabinets, chunky white marbled worktops and an integrated stainless steel oven, hob and extractor so new they're still sporting the shop tags.

Outside and the beating nightlife of East London is all around you. Hoxton station itself is just a five minute walk, for direct connections to everywhere from Canada Water to Highbury & Islington or Shoreditch High Street. Stay on foot and it's still barely half a mile to famous Shoreditch, where much-loved nightspots like The Blues Kitchen, renowned fine dining at Blackrock steakhouse and even the legendary Shoreditch House await, all within easy reach.

#### WHAT ELSE?

- Perfect for morning runs, Haggerston Park also features basketball courts, tennis courts and a whole host of sports clubs and classes. Whatever your sport of choice, fitness goals or exercise techniques, it's a great spot to have on your doorstep.
- You have secure, allocated parking and drivers can be on the arterial A10 in just two minutes, for clear runs to the North and South.
- A scattering of pots, a few flowers and a bench or two. That's all you'll need to transform your front and back patios into proper little solaces.



#### 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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