

Second Floor

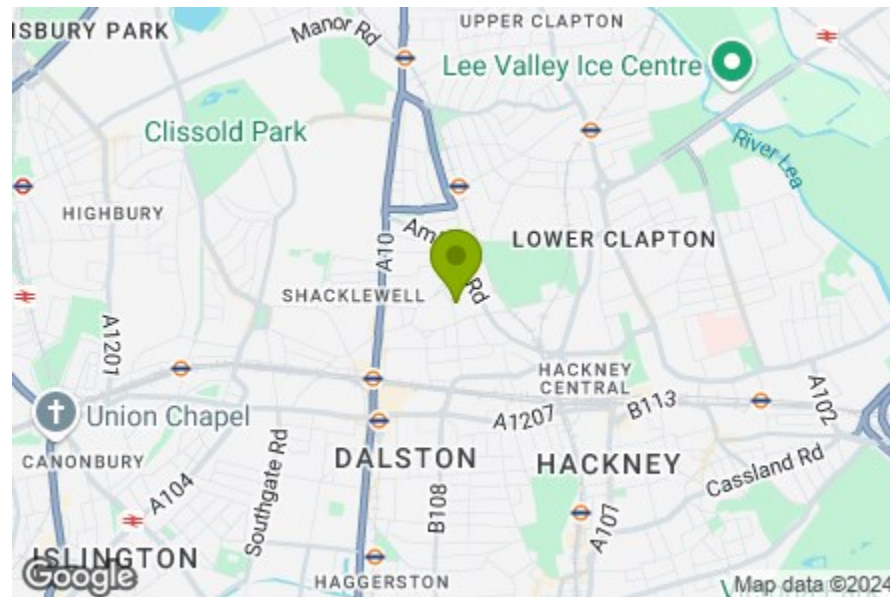
Kitchen/Reception
22'5" x 9'5"

Bedroom
13'0" x 8'2"

Shower Room
8'11" x 5'1"

Total Area: 37.7 m² ... 406 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(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	



CECILIA ROAD, HACKNEY

Offers In Excess Of £350,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Flat
- Beautifully Presented Throughout
- Gated Off Street Parking
- Moments from Hackney Downs
- Short Walk to Dalston Kingsland Station

This smart and stylish one-bedroom apartment is situated on the second floor of a well designed purpose built development, which is perfectly positioned in a leafy spot between the buzz of Hackney Downs and Dalston.

As well as the beautiful decor, the home is bursting with natural light and has a gated off-street parking.

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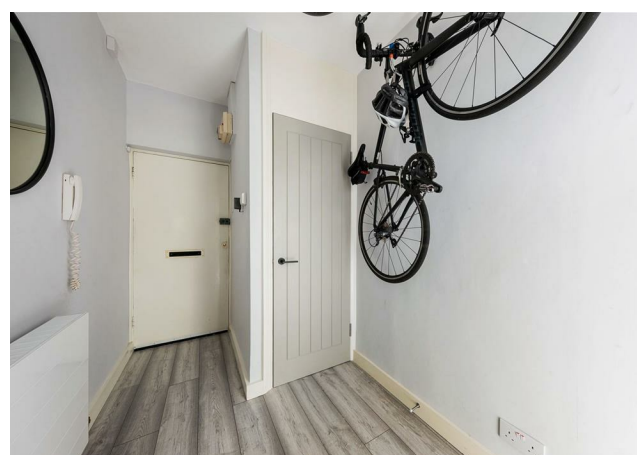
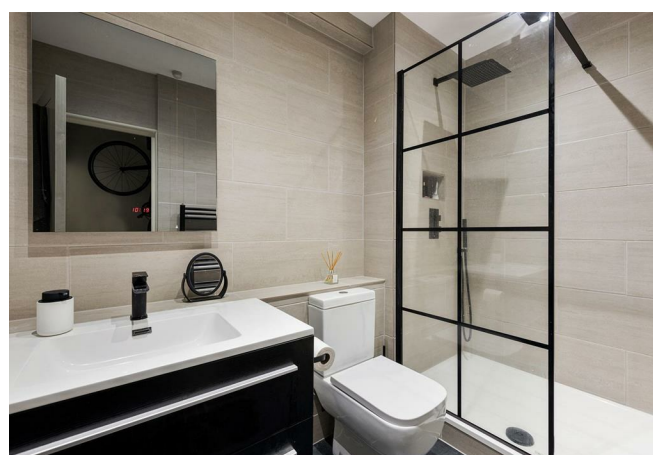
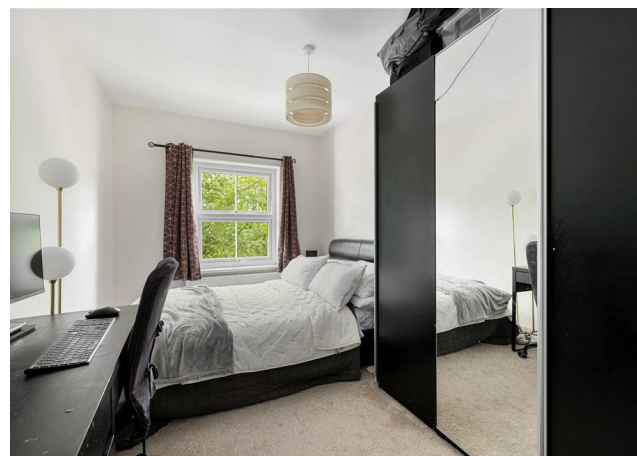
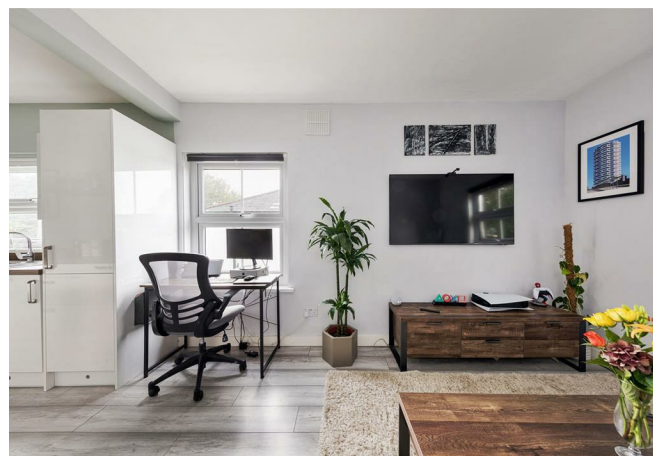
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IF YOU LIVED HERE...

Culture, food, transport, nature - this part of E8 has it all, but before you get too carried away with exploring the local neighbourhood, let's get settled at home...

With 406 square feet of smartly decorated internal space, this is a home you can effortlessly settle into from day one. Due to its neutral walls, lofty height and glazing on two of the walls, the open plan kitchen/reception room is bright and brilliant. Whether you're cooking for yourself or others, you'll enjoy making use of the sleek units and integrated appliances in the kitchen areas. The bedroom is equally spotless with neutral walls and soft carpeting. Meanwhile the bathroom has been stylishly designed, with a black framed shower screen, glossy fittings and plenty of storage.

As for beyond, you've got some fantastic amenities on your doorstep, including eclectic music venue the Shacklewell Arms, iconic Turkish restaurant Mangal 1, fine dining restaurant Case Fofo, excellent brunch spot, The Vincent, event space Earth and the Rio Cinema. This is barely even getting started though, so you'll have a fantastic time discovering your own favourite gems.

When it comes to public transport, you're served extremely well, with both Hackney Downs and Dalston Kingsland 12 minutes on foot, giving you some great options of routes on the Overground. Kingsland Road and Dalston Lane each have a great selection of bus routes to whiz you up to North London or down to Shoreditch. There's a good cycling infrastructure too.

WHAT ELSE?

- Despite all the urban buzz, this area has a surprisingly large amount of green space. Hackney Downs Park is seven mins away, while London Fields is strolling distance, with its much-loved lido.
- A few minutes away you'll find Yoga on the Lanes, a beautifully designed studio offering a range of classes. There are some great running routes nearby, too, especially if you make it down to the Regent's Canal.
- New local? How about Hand of Glory, a pub with a cosy atmosphere and great line in Sunday roasts.



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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