

## CHRISTCHURCH SQUARE, HACKNEY

Offers In Excess Of £1,000,000 Freehold  
3 Bed House - End Terrace



### Features:

- Three Bedroom House
- End of Terrace Property
- Private South Facing Garden
- Moments from Victoria Park
- Facing on to Communal Gardens
- Beautifully Presented Throughout
- Located on the Sought After Christchurch Square

A charming three-bedroom end of terrace family home appointed on Hackney's idyllic Christchurch Square. Spread across two expansive floors, this inviting abode offers a restful escape amidst Hackney's vibrant community. Nestled within Christchurch's leafy estate, this home ensures a serene retreat with the urban convenience of Hackney at hand, you'll have the highly sought after Victoria Park and Lauriston Village right on your doorstep.

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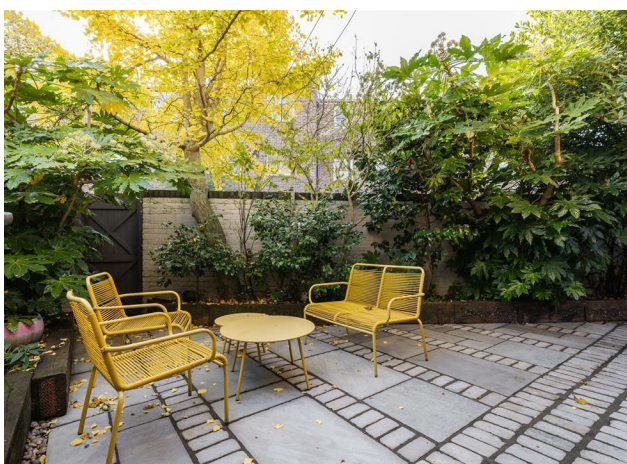
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#### IF YOU LIVED HERE?

Enclaved in the verdant Christchurch Estate is this stylish East London haven. Tucked away within the tranquil and highly desirable enclave of Christchurch Square, this beautifully presented end-of-terrace house offers an exceptional opportunity for families seeking a harmonious blend of contemporary living and a vibrant community atmosphere. Boasting three generously proportioned bedrooms, this home has been thoughtfully designed to maximize natural light and comfort throughout. The spacious open-plan kitchen, dining, and reception area features elegant parquet flooring, while floor-to-ceiling glass doors provide seamless access to a private south-facing garden, a serene space for entertaining or quiet reflection. The home also benefits from its own shed, offering additional storage solutions.

Positioned a mere five-minute stroll from the leafy expanses of Victoria Park, this illustrious property enjoys unparalleled proximity to one of London's most cherished green spaces. The picturesque Lauriston Village, with its array of charming cafés, artisanal eateries, and welcoming pubs, is within easy reach, enhancing the appeal of this home for those who appreciate a vibrant yet peaceful neighbourhood. The property faces onto communal gardens, providing a lush and serene outlook, while the community itself fosters a welcoming environment with regular events, such as communal fireworks displays on Bonfire Night, and a dedicated WhatsApp group for families.

This home has been meticulously maintained making it a turnkey find, offering a safe and family-friendly setting with a strong sense of community. The tastefully curated interiors are complemented by the property's prime locale, making it a fantastic choice for buyers seeking a refined lifestyle in the heart of Hackney's most sought-after areas. This is a rare chance to secure a home that balances privacy, style, and accessibility to some of the borough's admirable amenities.

#### WHAT ELSE?

- Families will be pleased to know this home is within proximity to some of the boroughs best primary and secondary schools including Gatehouse, Lauriston and Mossbourne Victoria Park to name a few.
- You'll be moments from the multiplicity of local artisans and retailers on offer at Lauriston Village. Wellness and beauty enthusiasts will have to pop over to Big. Beauty, London's first sustainable and wellness retailer offering a plethora of eco-friendly products to innovative treatments such as Acu-Facials, all with a conscious approach to beauty and wellness.
- This cosmopolitan escape is positioned amongst the best of the borough, with the many amenities and eateries of Hackney Road and Bethnal Green all within easy reach.



#### A WORD FROM THE OWNER...

"We have loved living here for the past 10 years. The Christchurch Estate has been an idyllic place for us to raise our children, offering them a freedom we never imagined possible while living in central London. Our boys have made lifelong friends with other kids on the Estate, climbed trees in the Square, and hung out in each other's homes and gardens. There's a friendly and supportive community of parents and an active WhatsApp group which is great for passing along hand-me-down clothes and toys. Add to that Easter Egg hunts in the Square, street parties after the Hackney Half Marathon and enthusiastic trick-or-treating at Halloween and you've got what can only be described as "kid heaven". And if that's not enough, Victoria Park is literally on your doorstep, offering playgrounds, dog walks, kickabouts, the Pavilion Cafe and now Victoria Park Market. There's also great schools nearby, including primary schools such as London Fields, Lauriston and Gatehouse, and secondary schools like Mossbourne Victoria Park and Haggerston. It's also a fantastic place to be an adult, with the pubs and restaurants of Lauriston Village and Broadway Market just a stroll away. We truly feel lucky to have lived here."

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**Kitchen / Dining / Reception Room**

16'7" x 26'4"

**WC**

**Bathroom**

6'0" x 6'11"

**Bedroom**

10'0" x 12'0"

**Bedroom**

8'4" x 11'6"



**Bedroom**

7'10" x 8'3"

**Garden**

23'9" x 38'5"



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