

Reception Room
12'1" x 14'6"

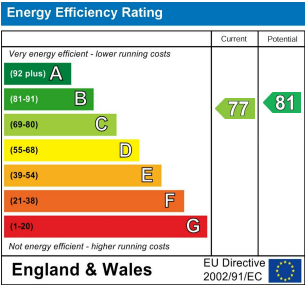
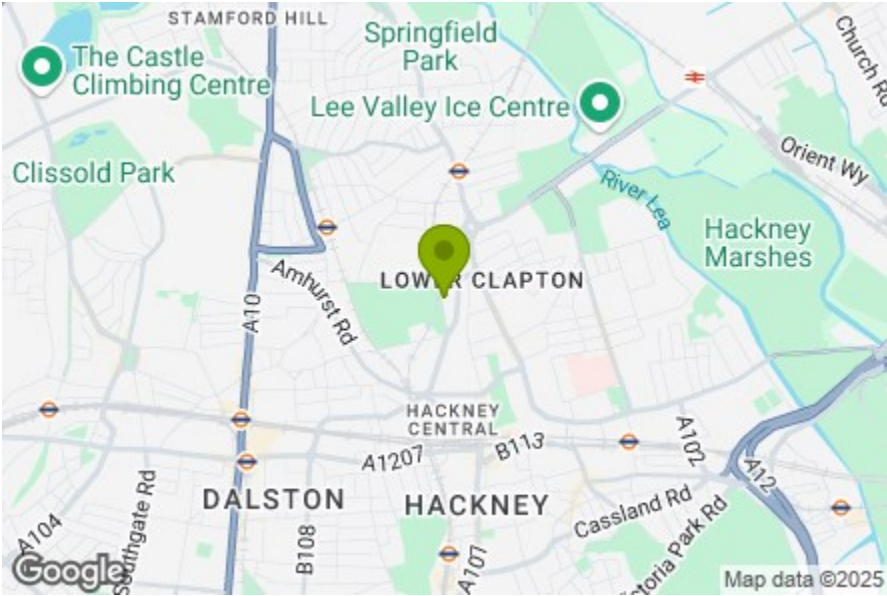
Kitchen
8'9" x 8'2"

Bathroom
8'8" x 4'6"

Bedroom
8'9" x 16'9"

Bedroom
8'5" x 13'5"

Total Area: 59.8 m² ... 643 ft²
All measurements are approximate and for display purposes only



QUEENSDOWN ROAD, HACKNEY DOWNS
Offers In Excess Of £625,000 Share of Freehold
2 Bed Apartment - Conversion



Features:

- Two Double Bedroom Victorian Conversion
- Semi Open Plan Kitchen and Reception
- Beautiful Bay Fronted Building
- Stunning Views Over Hackney Downs
- Shared Garden
- Close to Clapton Station

This artfully restored two-bedroom apartment sits on the upper ground floor of a striking Victorian property in the heart of Clapton, with a large shared garden at the rear and views of Hackney Downs from the front. Inside, you'll find a wonderful balance of period features and contemporary updates, as well as immaculate decor and plenty of storage.

Its 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 - Clapton station is a short stroll away, so you've got easy access to Central London and beyond.

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IF YOU LIVED HERE...

Although your stunning new home makes an instant impression 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 sash windows, gorgeous timber floors, striking panelling and masterful carpentry - it's all beautifully illuminated thanks to your the west-facing position. The 'passe-plat' (calling it a 'serving hatch' doesn't do the design justice) between the reception and kitchen is a brilliant way of opening up the space and letting light flow throughout while still maintaining two distinct rooms.

You'll love the sage units and mosaic-style tiles in the kitchen. The bathroom does just as much of a good job at blending traditional style with modern convenience, with its floor-to-ceiling marble-style tiling and over-tub shower.

Carry on down your cheery yellow hallway (pausing to admire the convenient in-built storage) and you'll reach your equally pristine bedrooms - each uniquely decorated.

At the rear you'll find your brilliantly large shared garden, bursting with leafy foliage for a real sense of seclusion. However, you only have to step out at the front and you're at the cusp of the much-loved Hackney Downs Park. Millfields Park and Hackney Marshes are walking distance

As for urban amenities, you've got some of Hackney's top rated food and drink destinations within a few minutes, from the dim sum institution My Neighbours the Dumplings and much lauded Vietnamese Hai Cafe to eclectic brewery Blondies and top rated coffee shop Lodestar. You've even got one of London's coolest movie theatres, the Castle Cinema, less than a mile away 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?

- 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 a similar distance.
- While unpacking might call for a pizza delivery from the nearby Yard Sale, Japanese restaurant Uchi would be the perfect spot to head to for a celebratory moving in meal. The sushi served up here is so aesthetically pleasing that you almost wouldn't want to eat it, except it's of course too delicious not to.
- If you want to ramp up your nightlife, you'll be delighted to find that MOTH club and Oslo are close by - two excellent live music venues.



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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