

Kitchen/Lounge/Diner
10'2" x 18'4"

Bathroom
5'8" x 7'0"

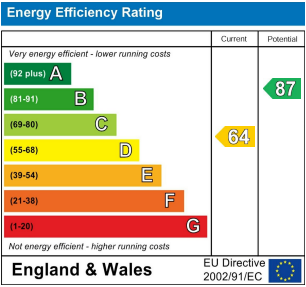
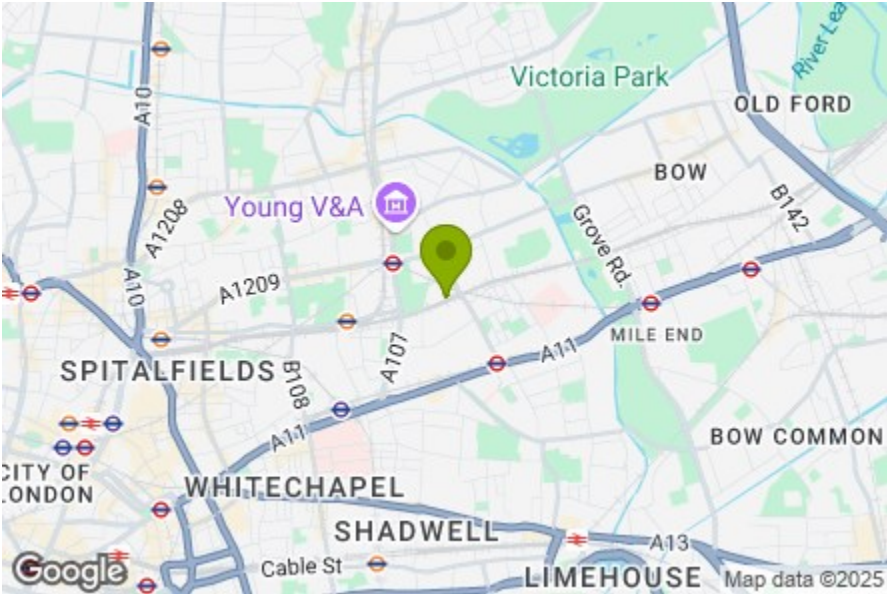
Utility

Bedroom
10'2" x 9'0"

Bedroom
7'8" x 9'1"

Garden
25'2" x 10'9"

Total Area: 41.8 m² ... 449 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



HADLEIGH STREET, BETHNAL GREEN

Offers In Excess Of £450,000 Freehold 2 Bed House



Features:

- Two Bedroom Property
- Arranged Over Two Floors
- Private Entrance
- 25 Foot Rear Garden
- Moments From Bethnal Green Station

Step into this charming and well-appointed two-bedroom period property set across two floors. The home offers a compact yet characterful living space, featuring an open-plan kitchen/lounge and an enviable 25ft private south-facing garden. Ideally located just moments from Bethnal Green Tube station, this property combines exceptional convenience with the vibrant lifestyle of one of London's trendiest postcodes. Offered with Freehold, it's a rare opportunity to own in such a sought-after area.

REQUEST A VIEWING
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IF YOU LIVED YOU HERE...

As you step through the front door of this quirky property, you'll find yourself in the heart of the home, where period features blend seamlessly with its characterful interior. The open-plan design maximises your living space, offering ample room for both dining and lounging. The preserved fireplace adds charm, while the alcoves on either side provide practical storage opportunities, enhancing the room's functionality.

The kitchen, thoughtfully arranged in an L-shape at the rear, is equipped with integrated appliances and bathed in natural light from a window that overlooks the outdoor space beyond.

Warm wooden floorboards guide you to the rear of the property, where you'll find a bathroom and access to the garden. The bathroom features a sleek white suite, a bath-and-shower combination, floor-to-ceiling marble-effect tiling, a built-in cabinet for tidy storage, and a window for natural daylight. Additionally, a utility space, accessed from the exterior, is currently used as a convenient laundry room.

Upstairs, there are two double bedrooms, both carpeted and filled with natural light. The larger bedroom includes charming alcoves perfect for shelving or storage, along with sash windows that offer a view of the street below. The second bedroom, slightly

smaller, overlooks the outdoor space and is equally well-appointed. Both rooms are decorated in soothing neutral tones.

Outside, the garden extends an impressive 25 feet with decking for low maintenance. Flower beds along the sides await your green thumb, while the rear space, enclosed on three sides with a trellis, is perfect for climbing plants to shade and cover potential seating below. This area provides a lovely setting for entertaining or relaxing with family and friends. South-facing, it enjoys sunlight throughout the day, making it an ideal outdoor space for relaxing or hosting.

WHAT ELSE?

Living here offers a vibrant mix of leisure activities, amenities, shopping, and nightlife. Not only are you moments away from the parkland of Bethnal Green Gardens, you'll also discover York Hall, a renowned venue featuring a swimming pool and spa. On Sundays, the nearby Columbia Road Flower Market is a must-visit with a dizzying array of flowers and plants as well as independent shops. When it comes to places to eat and drink, you're spoilt for choice, from Hackney Road to Shoreditch every taste is catered for. Bethnal Green Working Men's Club provides eclectic events, including music and cabaret, ensuring there's always something exciting happening nearby. With the Central Line under 4 minutes walk, you are well placed to take advantage of everything East London's hottest postcode has to offer.



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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