

Kitchen / Lounge / Diner
11'1" x 23'5"

Bathroom
5'6" x 7'2"

Bedroom
10'8" x 12'1"

Bedroom
9'2" x 13'7"

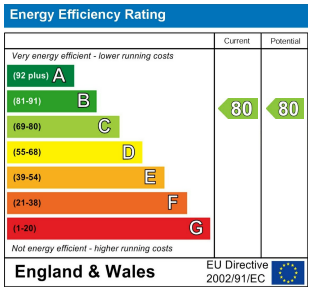
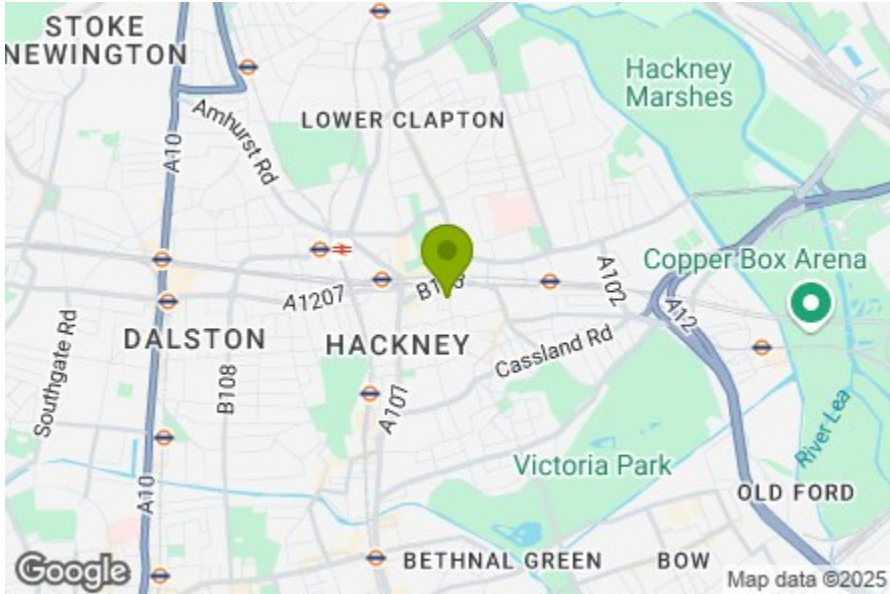
Hall

Storage / Utility

Balcony
20'9" x 7'7"

Total Area (Excluding Balcony): 60.3 m² ... 649 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.



CHATHAM PLACE, HACKNEY

Offers In Excess Of £599,999 Leasehold
2 Bed Flat



Features:

- Two Bedroom Property
- Beautifully Presented
- Open Plan Lounge/Diner
- Hackney Central Location
- Approx 649 Square Foot
- Chain Free

This beautifully presented 2-bedroom apartment features a spacious open-plan lounge/diner and is located on the second floor of an iconic building. With a generous 20-foot balcony, it offers a peaceful retreat just moments from the vibrant energy of Hackney Central. The property is offered chain-free, making it ideal for those looking to move quickly.

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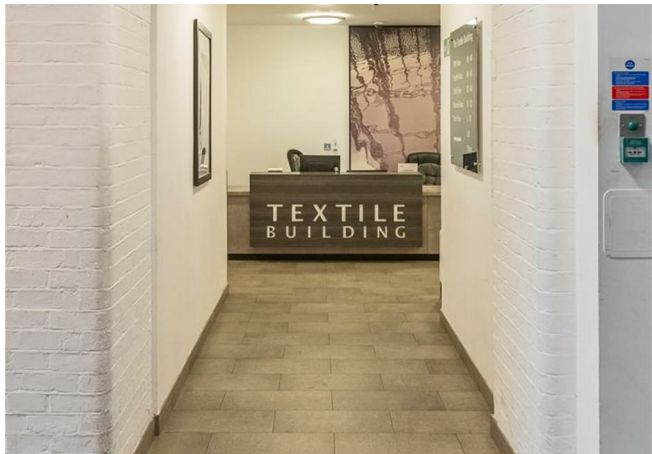
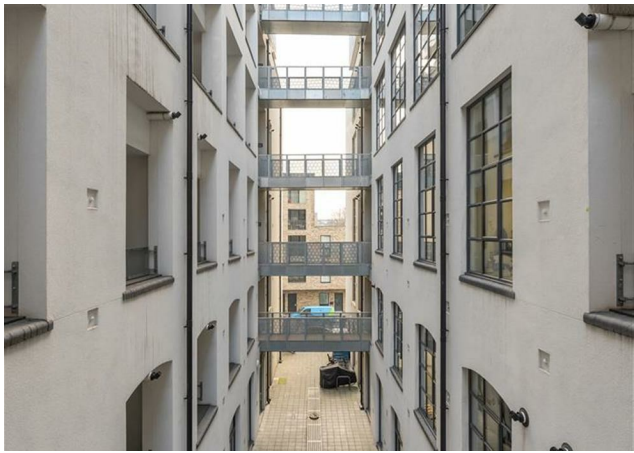
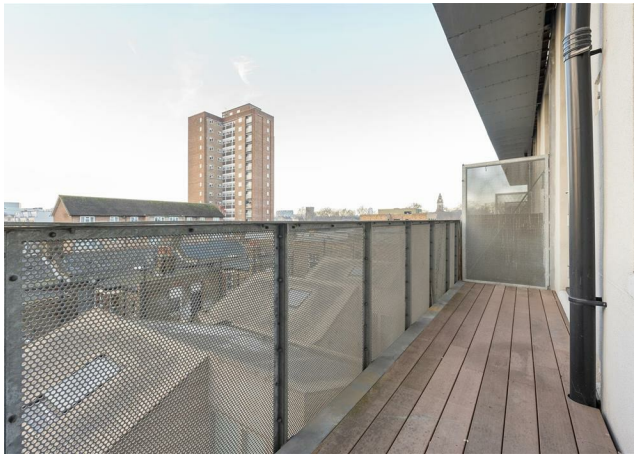
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IF YOU LIVED HERE...

It's not often you can lay claim to living in a home with such a historical pedigree, but this flawless, two-bedroom apartment on the second floor of the original Burberry factory in Hackney offers just such an opportunity. Converted in 2014 and nominated for the Architect of the Year Awards in 2016, this property offers a striking blend of heritage and contemporary design in one of Hackney's most iconic developments.

Open your front door and you'll find a built-in utility cupboard conveniently opposite, providing vital storage from the moment you enter.

The high-spec kitchen is a sleek L-shaped design, featuring glossy white cabinetry, seamlessly integrated premium appliances, soft, ambient downlighting and sleek glass splashback that adds a minimalist touch. The adjoining lounge and dining area continue the meticulous attention to detail, with bespoke white cabinetry for storage and display. The bright and spacious lounge/diner is a versatile space and a masterclass in industrial elegance, with soaring ceilings and beautifully proportioned. At the opposite end of the room, a wall of black Crittall windows and a glazed door frame combination not only flood the room with an abundance of light but also offer captivating views of the Hackney skyline. Beyond lies a stunning 20-foot-wide balcony, perfect for outdoor lounging or entertaining or taking in the seductive city and treetop vistas beyond.

The principal bedroom features an exposed brick accent wall and a large window overlooking the balcony. The second bedroom also benefits from a natural light

source with both rooms enjoying soft, neutral-toned carpeting for added comfort.

The bathroom is finished to an impeccable standard, featuring a timeless white suite, sandstone-toned flooring, and a combination bath/shower with a glazed screen.

Residents enjoy the convenience of a concierge service, underground bike storage, and lift access to all floors.

WHAT ELSE?

Making a style statement of its own, Hackney is the epitome of urban cool. There is a vast array of independent shops, boutiques and stores to be explored on Mare Street - Hackney's historic High Street. Brand lovers will enjoy Westfield Stratford City, the largest urban shopping centre in Europe, which is just a short 10 mins journey away.

Nature lovers can enjoy green spaces like London Fields, home to a popular lido, or Victoria Park, perfect for weekend strolls and festivals. Foodies are spoiled for choice with Broadway Market's array of artisan vendors, restaurants, and cafés, Oslo, The Moth Club, and Hackney Empire help cement Hackney's reputation as a hotspot for live music and club culture

Hackney Central Station (overground services to Stratford, north and west London) is an 8 mins walk from the property. Hackney Downs and London Fields overground Stations are also a short walk from the property, with trains running every 15 minutes to Liverpool Street Station taking 7-9 mins.



A WORD FROM THE OWNER...

"I've lived in the Textile Building since it first opened in 2014. It was my first flat, and it'll always hold a special place in my heart. This part of Hackney has been home for nearly a decade, and it's been incredible to watch the area evolve while keeping its unique vibe intact. Broadway Market has always been a weekend staple. Whether it's grabbing coffee and soaking up the atmosphere in summer or browsing food stalls in winter, it's one of those spots that never disappoints. London Fields has felt like my backyard, perfect for lazy picnics in the sun or brisk walks on crisp days stopping off at Pub on The Park. Living close to Victoria Park has also been a highlight. It's where I've spent countless mornings walking my dog, followed by a stop at Pavilion Café for their pastries and coffee or going to music festivals! Sundays often meant heading to The Chesham Arms, where the vibe is laid-back, and board games and wine made it a spot to linger. Being steps from the Hackney Picturehouse and catching a Christmas show at the Hackney Empire has also been a joy. This neighborhood has a buzz that blends creativity & community in the best way. This flat and the area around it have shaped so many great times, and I know it'll always feel like home."

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