

Bedroom
9'1" x 14'10"

Kitchen / Lounge / Diner
15'5" x 20'4"

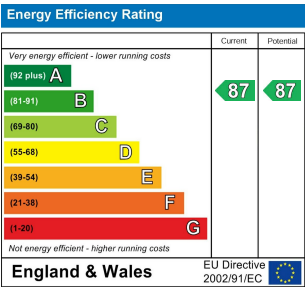
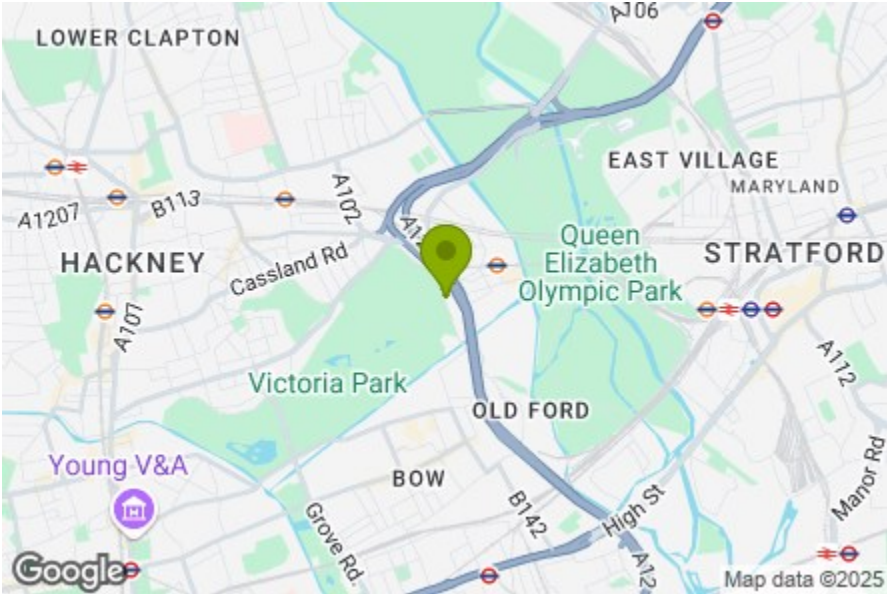
Balcony

Bedroom
9'3" x 9'9"

Bathroom
5'10" x 7'9"

Total Area (Excluding Balcony): 62.7 m² ... 675 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.



CADOGAN TERRACE, HACKNEY

Offers In Excess Of £600,000 Leasehold
2 Bed Apartment



Features:

- Two Bedroom Flat
- First Floor
- Beautifully Presented
- Victoria Park Location
- Private Balcony
- Communal Garden
- Ample Storage

A bright, charming and impeccable first floor, two bedroom apartment with private balcony on the edge of Victoria Park. You can be exploring the feature-packed greenery of London's first public park right outside your front door.

Among the many covetable highlights of your splendid location include a communal garden and views over the Hertford Union Canal from your private balcony.

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IF YOU LIVED HERE...

You'll step inside to find a refreshingly open layout, with plenty of storage and incidental space, and all rooms leading off a relaxingly generous central corridor. Blonde engineered hardwood runs underfoot, flowing on into your huge, 250 square foot kitchen/lounge. In here, a bank of floor to ceiling windows give onto your large, timber decked balcony flooding the space with natural light and framing those wonderful skyline views.

Your kitchen area's finished in a mix of soft sand and smoky grey cabinets, with granite countertops and splashbacks in between. Integrated appliances include a stainless steel oven with brushed chrome extractor hood. To the rear, your principal bedroom's a substantial 140 square foot, softly carpeted with floor to ceiling storage and bistro shutters on the window. Bedroom two to the front's another double, similarly-styled, while your bathroom's immaculate in white and slate grey.

Outside, and the vast 213 acres of Victoria Park start literally one

minute from your new front door. London's oldest purpose built park and still one of the most popular, here you'll find cafes, markets, landmarks, sports facilities, a boating lake for model boats and a larger boating lake for proper boats which you can hire and bob about in (we thoroughly recommend you do so). And just ten minutes walk in the other direction you have the equally impressive Queen Elizabeth Olympic Park, for even more world renowned greenery on your doorstep.

WHAT ELSE?

- Hackney Wick overground station is less than ten minutes walk away and will whisk you straight to Stratford in five for Westfield and a huge range of onward destinations. It's also just thirty minutes to Hampstead Heath or seventeen to Camden.
- Your communal garden to the rear is an artfully landscaped mix of patio, gravel and raised beds. Perfect for pottering and getting to know the neighbours.
- The nightlife of Hackney's former warehouse district of Fish Island is just a couple of minutes walk away. Explore here for a wide range of independent wining and dining establishments.



A WORD FROM THE OWNER...

"Welcome to the Victoria Park community! Our wonderful two bedroom flat is nestled in the heart of this vibrant neighbourhood, centred around London's best park. Here you'll enjoy delightful experiences; whether you're seeking a tranquil spot to unwind or an active space for picnics and outdoor activities, Victoria Park is your urban oasis, and it's right outside your window! Take leisurely strolls along the charming Hertford Union Canal and River Lee Navigation that meanders through the area, offering serene views and a sense of connection with nature. The generous open spaces provide the perfect backdrop for relaxation and social gatherings. There's always something exciting to discover, with a plethora of local attractions and activities that will keep you engaged and entertained - from the weekly farmers market, to annual concerts and events. A stones throw away in Hackney Wick you'll find a community that embraces the essence of urban living while celebrating the creativity of its surroundings. From artists spaces to Michelin Star restaurants, the local area has it all! Writing this, we don't want to move, but it's now time for us to move on to the burbs. If you enjoy the park and open spaces half as much as we do, you'll be making the right move. Enjoy! R&A"

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