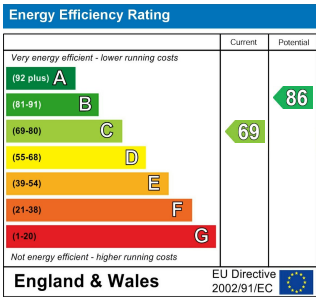
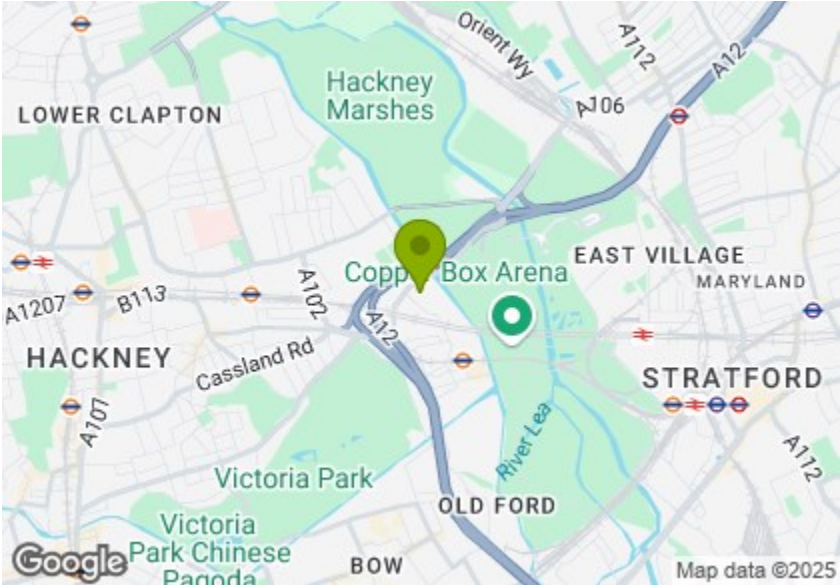




Total Area: 96.7 m² ... 1041 ft² (excluding garden)  
All measurements are approximate and for display purposes only



CHISLEDON WALK, HACKNEY  
Offers In Excess Of £900,000 Freehold  
4 Bed Bungalow



Features:

- Four Bedroom Home
- Beautifully Renovated Bungalow
- Short Walk to Hackney Wick Station
- Private South-West Rear Garden
- Short Walk to Victoria Park
- Approx 1041 Square Foot
- Utility Room

Stunningly designed and uniquely spacious for its Zone 2 location, this four-bedroom bungalow is a real show-stopper, with a south-west facing garden, open plan style living area and utility room amongst the lengthy list of highlights.

As for the location, it occupies a coveted position between Olympic Park and Victoria Park, with Hackney Wick Overground a nine minute stroll away, and Stratford International just six minutes further for direct trains into St Pancras (a speedy seven minute journey). There are of course some top class amenities in the immediate area too, so you'll want to stick around as much as possible.

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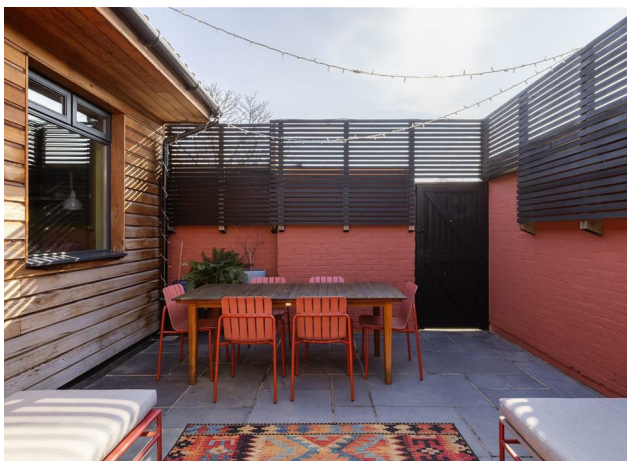
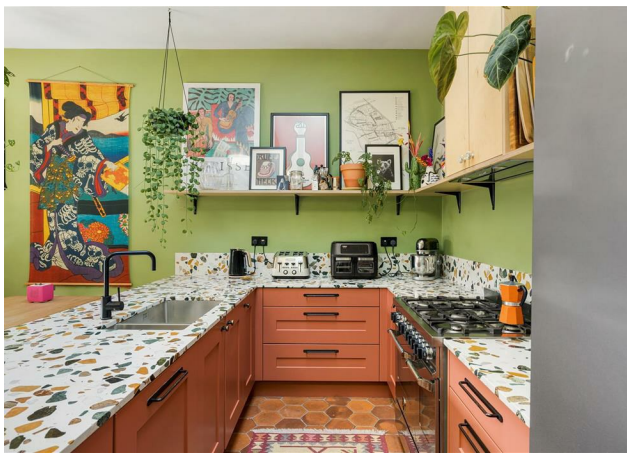
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## IF YOU LIVED HERE...

You've got 1041 square foot of lovingly designed space ready to enjoy - and that's not even including the spacious front and rear gardens, which are so perfectly placed that on warmer days they'll truly become an extension of your living space. The south-west facing rear garden will be a particular point of envy amongst friends during BBQ season - it's been gorgeously landscaped with a mix of foliage and seating areas. The paving both here and at the front is limestone, while the house is clad in gorgeous western red cedar.

Inside you'll find stunning attention to detail; all paint work is Farrow & Ball or Little Greene, and the bespoke joinery found in the living room, kitchen and bedroom is all by local Hackney Wick joinery firm Borkwood & Co.

In the open plan living room, you'll find individually UK-handmade terracotta tiles sweeping the length, and light pouring in from the generous windows and sky light, highlighting the subtle but striking sage green decor. The kitchen area is a masterclass in design, with ample units, high spec fittings (the Bertazzoni range oven can be included) and real terrazzo counters from Deispeker, which are also found in the adjoining utility room - itself a huge convenience.

The four bedrooms are all just as beautiful, each with unique and thoughtful design, as well as cohesive touches like the column radiators. Finally, the bathroom is full of convenient style, with a soft pink palette, black framed fittings and more considered

features such as the shaver socket.

As for beyond, you have a fantastic choice of amenities right in your community, including the Lord Napier Star pub, Howling Hops Brewery, The Breakfast Club, Hackney Bridge indoor food market, and Barge East. Victoria Park and the Olympic Village are both a few minutes' stroll away in opposite directions, so you're flanked by greenery, while the canal system provides an abundance of waterside walks.

## WHAT ELSE?

- As well as the Lord Napier Star and Howling Hops Brewery, you've got some great bars in your area, including CRATE, Hackney Wick's first craft brewery, which occupies a former print factory and huge canal-side space where you can order pizza as well as beers.

- It's a mere 15 minute stroll to Westfield Stratford, which surely won't need an introduction - it's a shopper's delight. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and V&A.

- As well as providing rolling greenery, both the Olympic Park and Victoria Park are known for putting on an array of events, ranging from community-focused pop-ups to major shows from internationally renowned artists. For instance, Victoria Park's summer 2025 line-up again includes All Points East Festival and Field Day, while the Olympic Stadium is looking forward to welcoming Sam Fender.



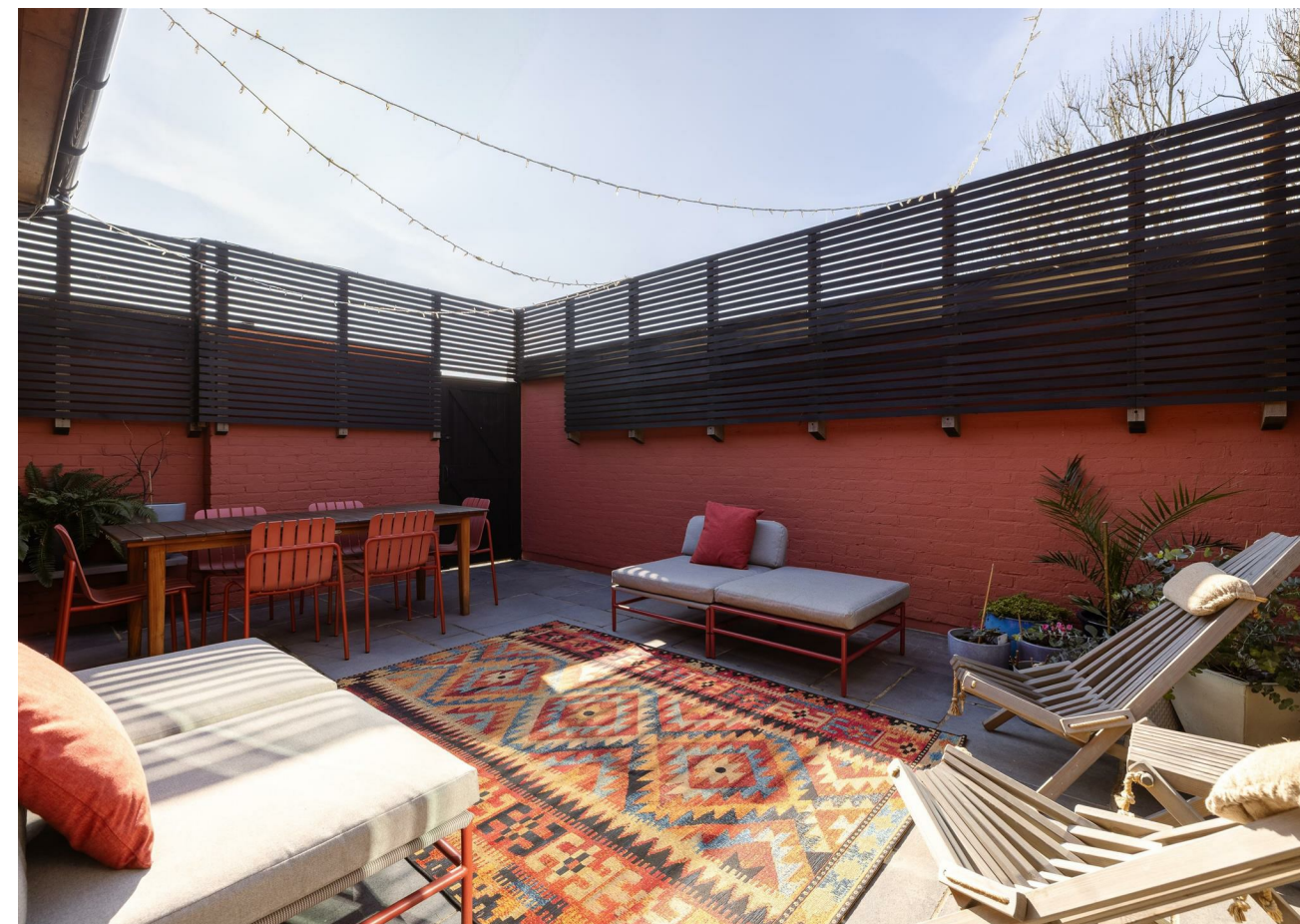
## A WORD FROM THE OWNER...

"We've had 12 happy years at this house and hope the next owners enjoy the home and local area as much as we have. For us the location has always offered us 'the best of both worlds': the house is on a quiet estate right between the green spaces of the Olympic Park, Victoria Park & Hackney Marshes, but Hackney Wick's vibrant night-life, vintage markets, Community Sauna and Hackney Bridge food-hall (and so much more!) are just a stones throw away too. We're walking distance from excellent nurseries and schools. If it weren't for us moving back North, we wouldn't be moving at all as there's nowhere else in London we'd rather be!"

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**Front Patio**  
33'4" x 6'4"

**Bedroom**  
8'10" x 15'2"

**Bedroom**  
7'7" x 11'7"

**Bedroom**  
12'1" x 11'7"

**Bedroom**  
12'7" x 6'10"

**Bathroom**  
6'9" x 7'6"

**Utility**  
5'4" x 7'7"

**Kitchen / Dining / Reception Room**  
24'1" x 13'8"

**Garden**  
20'6" x 14'4"



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