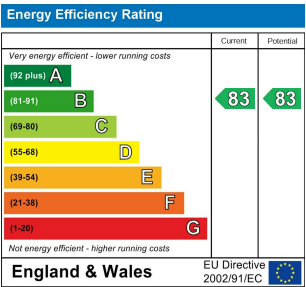
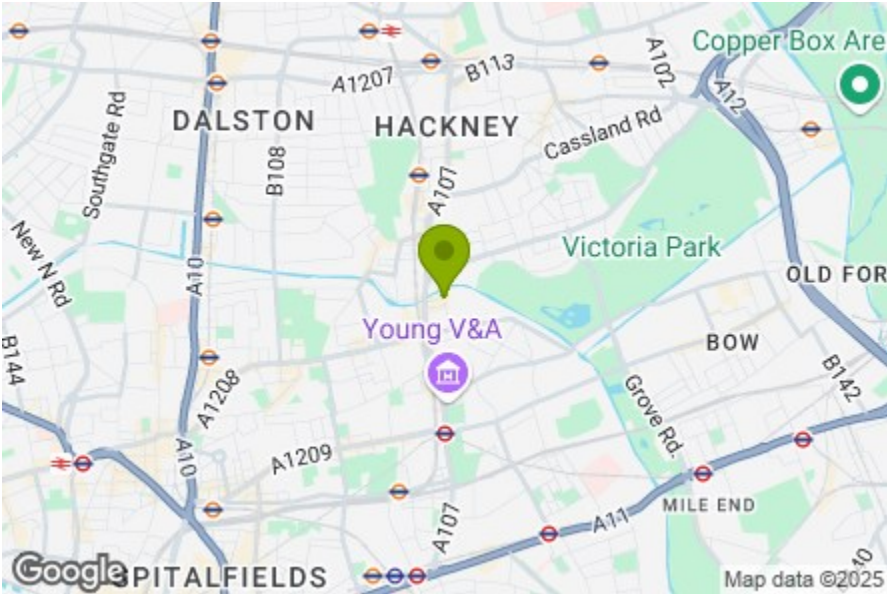


Total Area (Excluding Balcony): 74.4 m<sup>2</sup> ... 801 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or 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.

- Balcony  
40'8" x 4'7"
- Kitchen / Lounge / Diner  
18'1" x 15'2"
- Bedroom  
13'11" x 14'0"
- Ensuite  
7'5" x 3'10"
- Bathroom  
6'6" x 6'5"
- Bedroom  
11'2" x 10'10"
- Hallway



## VYNER STREET, BETHNAL GREEN

Offers In Excess Of £650,000 Leasehold  
2 Bed Apartment



### Features:

- Two Bedroom Apartment
- Two Bathrooms
- Fourth Floor
- Beautifully Presented Throughout
- Moments Away from Cambridge Heath Station
- Chain Free

This beautifully designed two-bedroom, two bathroom apartment is comfortably nestled between London Fields and Victoria Park, with the Regents' Canal meandering by just moments away, and all the action of Hackney Road and Broadway Market just a hop and a skip further.

Coming in at just over 800 square foot, it packs in plenty of space, including a spacious reception with balcony, while the fourth floor height offers incredible views of the London skyline.

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#### IF YOU LIVED HERE...

Thanks to its pristine condition, you can instantly welcome friends and family into your beautiful apartment - you'll certainly be keen to show it off and give a tour of the neighbourhood. The interior palette is made up of calming neutrals, so settling in and unpacking will be a doddle. The reception room is smart and contemporary yet full of charm with rich engineered flooring sweeping the length. You'll love making use of the balcony with its epic views across London.

The kitchen area has smart cabinets, sleek worktops and integrated appliances. The bedrooms are just as immaculate, with neutral decor and soft carpeting - one even has an en-suite shower room. There's another main bathroom with an over-tub shower across the spacious hallway, where you can also find in-built storage.

As for beyond, this is a brilliantly thriving part of Hackney, a short stroll from the iconic Broadway Market via the thriving Hackney Road, and with incredibly easy access to London Fields and Victoria Park. As well as being home to such world-class eateries and bars, this area is constantly evolving, so exploring will never get boring. Vyner Street itself has long been a hub in the art world, with many studios providing creative and commercial spaces. The converted warehouse Bistrottheque is something of an institution - dinner there would make the perfect moving in celebration. Flat Earth Pizza is a must-visit too, right on your street.

Transport is plentiful in this area with some excellent bus routes nearby, including the 55 into central London, as well as Cambridge Heath station, which is served by the Overground. If you have the time and energy, it's a really pleasant walk into the city via Hackney Road and Brick Lane.

#### WHAT ELSE?

- Despite all the urban buzz, this area has a surprisingly large amount of green space. Victoria Park is only a short stroll away, and home to some internationally renowned festivals including All Points East Festival and Field Day. In the other direction you'll find Haggerston Park, which houses the Hackney City Farm, with its lovely cafe and selection of creative courses. And of course, London Fields is fantastic with its much-loved lido.
- You have to get to Columbia Road Flower Market early to skip the crowds of tourists, but that's not a problem for you since you live so nearby. Grab a takeout from one of the many fantastic coffee shops and soak of the scenes, maybe picking up a bouquet for your new home?
- You've got an epic selection of local pubs, including gloriously traditional Perseverance just moments away, Hackney institution The Dove, and legendary music venue The Seabright.



#### 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  
Branch Manager

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