



Kitchen / Dining / Reception Room
13'8" x 21'9"

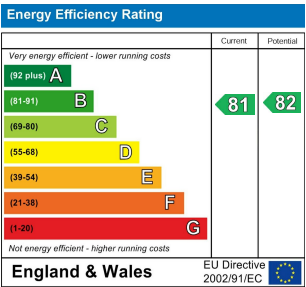
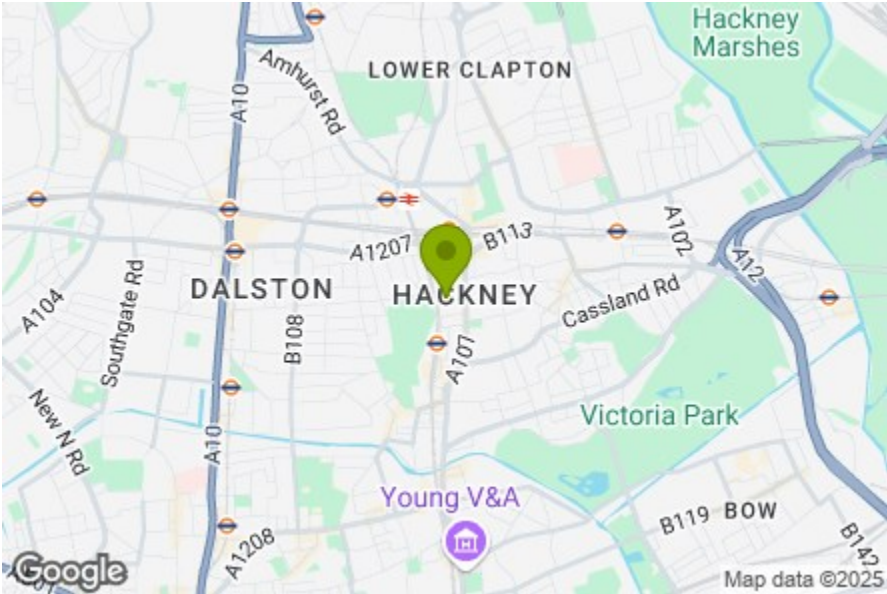
Balcony
13'5" x 4'9"

Bathroom
5'6" x 7'1"

Bedroom
10'7" x 13'3"

Bedroom
8'4" x 13'3"

Balcony
12'11" x 3'6"



RICHMOND ROAD, HACKNEY

Offers In Excess Of £625,000 Leasehold
2 Bed Apartment



Features:

- Beautiful Two Bedroom Apartment
- First Floor
- Chain Free
- Two Balconies
- Private Gated Development

This bright and brilliant two-bedroom apartment has been beautifully designed and sits on the first floor of a quiet and secure off-road gated development in the heart of Hackney, moments from London Fields and all the wonderful action around it. Coming in at 686 square foot, it packs in plenty of space, with an open plan living area and two spacious balconies facing opposite directions. It's on the market chain-free, too.

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IF YOU LIVED HERE...

You've hit the jackpot with your fabulous Hackney postcode - you're surrounded by absolutely iconic destinations, from London Fields to the fabulous eateries of Broadway Market, although of course, the private gated square means the property is off-road with all the perks of being secure and peaceful. While the unrivalled local amenities will keep you busy, relaxing at home will be one of your favourite pursuits - it's all been beautifully finished with lovely features such as the new high quality wooden flooring and fresh decor.

The open plan reception/kitchen is full of natural light thanks to the generous doors leading to your double-size balcony. The kitchen area is modern, with sleek units, integrated appliances and stylish tiling. The two bedrooms are a good size, both with access to yet another large balcony, this one south-facing so you've got even more chance of catching sunshine - and as it's also a double-sized balcony, you've got even more chance to spread out. The modern bathroom has an over-tub shower and gorgeous tiling, and there's plenty of storage space throughout, including a convenient built-in cupboard in the hallway, living area and in one of the bedrooms.

As for beyond, this is a brilliantly thriving part of Hackney, with incredibly easy access to London Fields. Make your moving in celebration treat dinner at Brat x Climpson's Arch and then finish off with a cocktail at Night Tales Loft within Netil House. More

low key night? The Spurstowe Arms would make a brilliant local - it's gloriously traditional and perfect for people watching with a pint.

The Hackney Picturehouse cinema is just a short distance away on foot and has a brilliant selection of blockbusters and indies alike, as well as a great cafe bar. The legendary Hackney Empire is also nearby.

Transport is plentiful in this area with some excellent bus routes nearby, including the 55 into Central London, as well as both London Fields (5 min walk) and Hackney Central (8 min walk) Overground stations. From the former, Liverpool Street station is only three stops/eight minutes. If you have the time and energy, it's a really pleasant walk into the city via Brick Lane.

WHAT ELSE?

- Despite all the urban buzz, this area has a surprisingly large amount of green space. As well as London Fields, Victoria Park is only a short stroll away, and home to some internationally renowned festivals including All Points East Festival and Field Day.
- You've got two fantastically unique but entirely different markets within a short walk; Broadway Market and Mare Street Market. Start the day with a coffee at the former and finish with a pint at the latter.
- If you want to ramp up your nightlife, you'll be delighted to find that MOTH club and Oslo are close by - two excellent live music venues.



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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