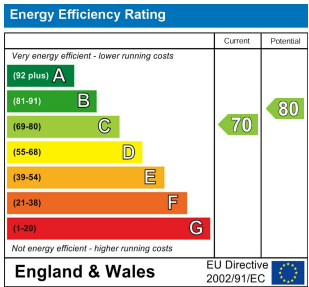
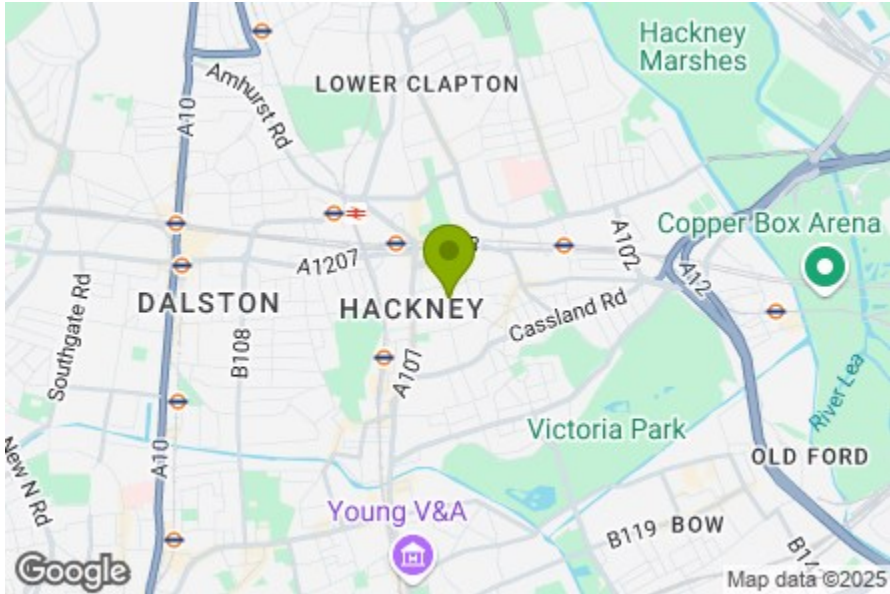


Total Area: 44.1 m<sup>2</sup> ... 475 ft<sup>2</sup>

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.



## DARNLEY ROAD, HACKNEY

Offers In Excess Of £425,000 Leasehold  
1 Bed Flat



### Features:

- One Bedroom Apartment
- Beautifully Presented
- First Floor
- Moments Away from London Fields
- Ideal for First Time Buyers

This exceptional one-bedroom apartment is situated on the third floor of a striking property in the heart of Hackney, mere moments from London Fields, with Victoria Park just a stretch further.

As well as the fantastic location, highlights include the bright dine-in kitchen and separate reception, charming features, abundance of natural light and immaculate finish throughout. It really is a home to enjoy from the day that you move in.

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#### IF YOU LIVED HERE...

If this is your first home, what an incredible start – you're surrounded by iconic destinations, from charming London Fields and the eateries of Broadway Market to buzzing Mare Street and the joy of Victoria Park. While these unrivalled locations will keep you busy, relaxing at home will be one of your favourite activities – it's all been beautifully finished and ready for you to enjoy from the day you move in.

As soon as you enter your hallway you can appreciate the gorgeous finish that continues throughout – the wood paneling, column radiator, parquet flooring and wall lights set a beautifully warming tone.

The reception is brilliantly bright thanks to the generous windows, which highlights the immaculate decor. You'll love having a separate kitchen, especially such a stylishly designed one with space for dining. Everything from the fittings to the display shelving has been so thoughtfully considered, bringing a wonderful balance of tradition and convenience.

The bathroom is just as stunning, with striking graphic flooring, a vintage-style counter-top basin and a walk-in shower complete with herringbone tiling. Last but not least, the bedroom has the same pristine condition with masterful in-built storage. The perfect place to slumber.

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 Pub on the Park would make a good local – it's great for people watching.

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 London Fields station, which is served by the Weaver Overground line. If you have the time and energy, it's a really pleasant walk into the city via Brick Lane via Bethnal Green and Shoreditch.

#### WHAT ELSE?

- Despite all the urban buzz, this area has a surprisingly large amount of green space. As well as London Fields and Well Street Common, Victoria Park is only a 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



#### A WORD FROM THE OWNERS...

"We've absolutely loved living here because it strikes the perfect balance between buzzing East London energy and everyday calm. The flat is on a quiet, friendly street, but within minutes, you can be in Victoria Park, London Fields, or Broadway Market. There's something for every kind of day. Mornings often start with coffee and pastries from Pophams, and weekends mean pints at The Chesham Arms, lunch at Netil Market, or browsing Broadway Market's food and vintage stalls. When it's time to unwind, nothing beats a run around Vicky Park, a swim at London Fields Lido (our second home!), or a long walk along the canal. What makes this area so special is the mix. You're genuinely spoiled for choice when it comes to bars, restaurants, galleries, and green spaces, yet the street itself has a peaceful, neighbourly vibe. This flat has felt like a proper home — peaceful when you want it to be, but never far from the buzz and character of East London. We'll miss it hugely, and hope the next owner loves it just as much as we have."

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