

Kitchen/ Lounge/ Diner  
27'6" x 16'6"

Balcony  
15'5" x 5'1"

Bedroom  
16'3" x 11'7"

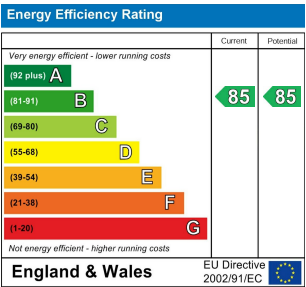
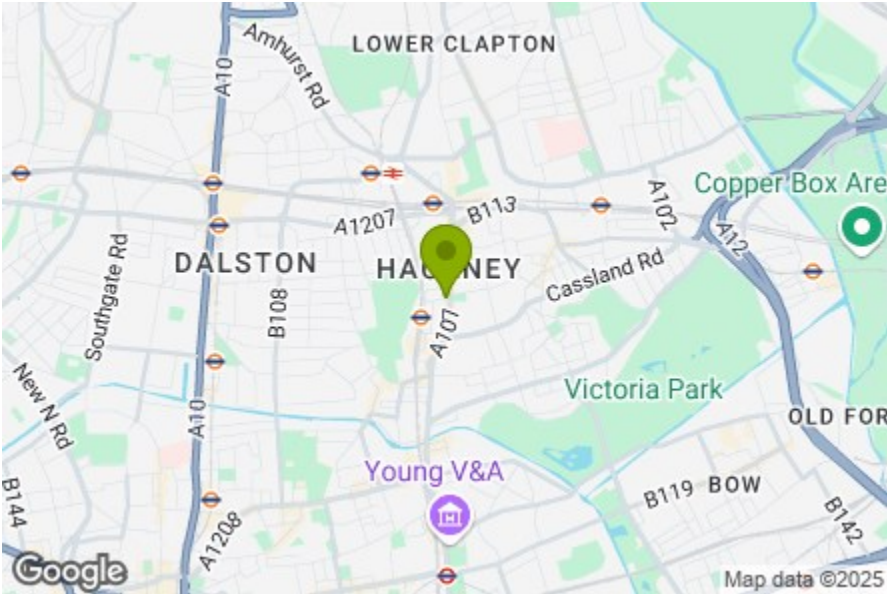
Bedroom  
12'6" x 11'9"

Ensuite  
7'8" x 4'11"

Bathroom  
6'5" x 6'10"

Total Area (Excluding Balcony): 87.4 m² ... 941 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.



## LONDON LANE, LONDON FIELDS

Offers In Excess Of £700,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedroom Property
- Two Bathrooms
- London Fields Location
- South Facing Balcony
- Moments from London Fields Station
- Short Walk to Broadway Market
- Approx 941 Square Foot

Set in the heart of one of East London's most sought-after neighbourhoods, this spacious two-bedroom, two-bathroom apartment offers over 940 square feet of well-planned living. Positioned on the second floor of a modern development, it features generous proportions throughout and a south-facing balcony for private outdoor enjoyment. The location is superb, just moments from London Fields Station for swift city connections, and a short stroll to Broadway Market, independent shops, and vibrant green spaces. A perfect blend of space, style, and convenience in a lively, well-connected setting.

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#### IF YOU LIVED HERE...

Set within a smart, contemporary development, the landscaped communal courtyard provides a peaceful and well-maintained shared environment. Paved walkways are lined with trees, planters and benches, creating a welcoming setting for residents. The surrounding architecture blends brickwork with clean lines, offering a calm backdrop ideal for meeting neighbours or relaxing outdoors.

Inside, a wide hallway with wood-effect flooring leads into the heart of the home, with a built-in storage cupboard neatly tucked away. The layout flows effortlessly through to the main living area—an expansive open-plan zone that unites kitchen, dining and lounge in a bright, balanced composition. White cabinetry and dark worktops define the kitchen, while generous dimensions make entertaining easy. Full-height glazing spans the entire width, filling the area with natural light and opening via a glazed door to the private balcony. South-facing and finished with timber decking, this outdoor retreat is ideal for lounging or alfresco meals, with space for planting and leafy street views framed by glass balustrades.

Both bedrooms are well-proportioned doubles. The larger includes two tall windows, plush carpeting and a serene atmosphere. The second benefits from a built-in mirrored wardrobe and a full-height window, along with direct access to its own ensuite. Both bedrooms are finished in a cohesive style—stone-effect tiling paired with painted upper walls and a clean, contemporary look. The main bathroom is elevated further by a bold charcoal ceiling, adding a touch of contrast and character.

Step outside and you'll find yourself just moments from one of East London's most vibrant green spaces—London Fields. Popular for its open lawns, lido, and buzzing weekend atmosphere, it's the kind of park that draws a lively crowd without ever feeling overcrowded. Just on the edge sits Pub on the Park, a firm local favourite with views over the grass and a great outdoor terrace.

In around 10 minutes, you can stroll to Broadway Market, home to artisan coffee, fresh produce, independent boutiques and an ever-changing line-up of food stalls. Nearby, Netil Market offers street food, craft vendors and a laid-back weekend energy ideal for browsing. For something more refined, Casa Fofó's seasonal tasting menus draw diners from across the city. And if you're after a more traditional market experience, Ridley Road brings a long-standing local energy, fresh produce and a vibrant multicultural street scene. This pocket of East London strikes a rare balance—creatively charged yet grounded, with strong community spirit, excellent food and green space all within easy reach.

#### WHAT ELSE?

Getting around is effortless. London Fields Station is just a couple of minutes away, offering quick links into Liverpool Street. Hackney Central is around a 10-minute walk, connecting you to the Overground for easy access across the city. Hackney Downs is also close—about a 15-minute walk—broadening your rail options across North and East London. Whether commuting or exploring, this location keeps you connected.



#### A WORD FROM THE EXPERT.....

"We've loved our six years here in leafy and lively London Fields. Moving in as young professionals and moving out as a young family, it has been a fantastic first home. Beyond its spacious layout and balcony, its top feature is being on Mentmore Terrace: A string of railway-arch delights such as E5 Bakehouse, Hotpod Yoga, Pockets, Fine Cider Company, Secret Smokehouse, The Snapery, Brat restaurant, BBE record shop, Plonk Crazy Golf, Saint Monday bar and London Fields station connecting to Liverpool Street and wider London. And ducking under the nearest arch leads straight to the park-life of London Fields."

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