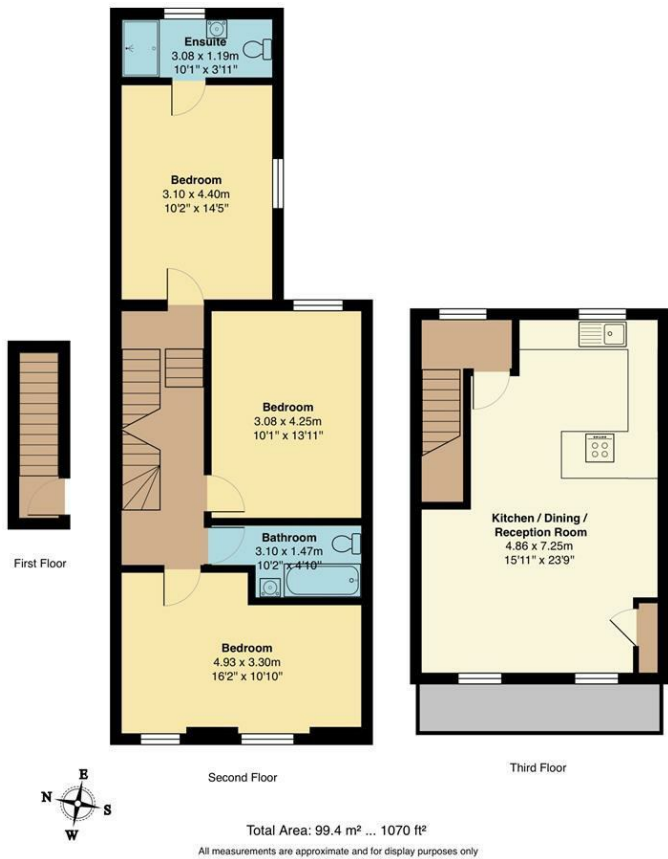




Kitchen / Dining / Reception Room
15'11" x 23'9"

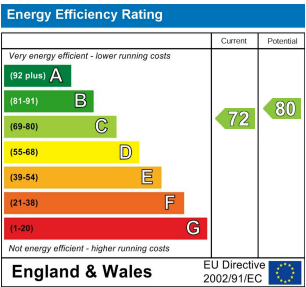
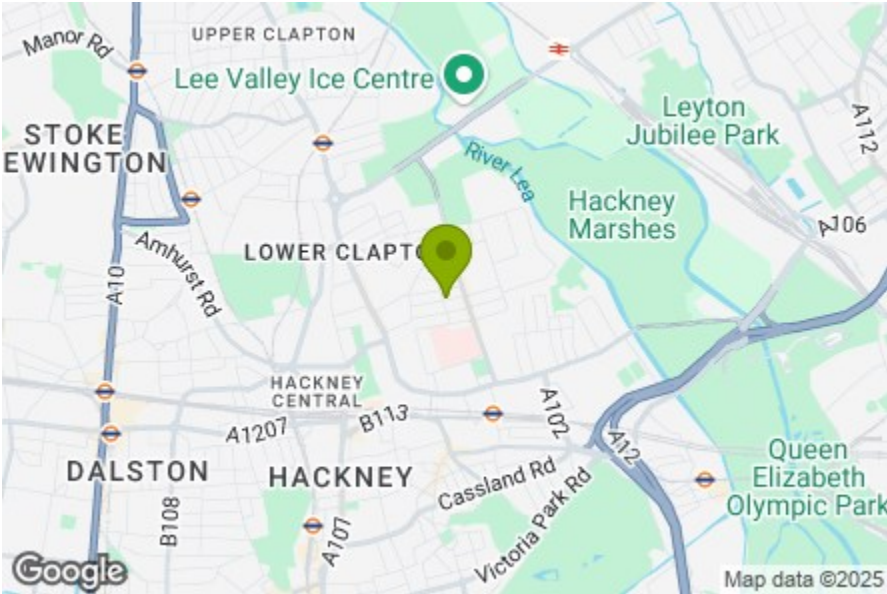
Bathroom
10'2" x 4'9"

Bedroom
16'2" x 10'9"

Bedroom
10'1" x 13'11"

Bedroom
10'2" x 14'5"

Ensuite
10'1" x 3'10"



ELDERFIELD ROAD, HACKNEY

Offers In Excess Of £675,000 Share of Freehold
3 Bed Flat



Features:

- Victorian Conversion
- Three Bedrooms
- Two Bathrooms
- Over 1000 sq.ft
- Arranged Over Two Floors
- Share of Freehold

Set across the upper floors of a classic Victorian conversion, this beautifully proportioned home offers over 1,000 square feet of bright, well-designed living space. The layout is spacious and versatile, with three double bedrooms, two bathrooms, and a large open-plan reception that's ideal for both relaxing and entertaining. Arranged over two floors, the sense of flow and flexibility is immediately appealing. With a share of freehold included, this is a rare opportunity to secure a stylish, substantial home in one of East London's most vibrant and well-connected neighbourhoods.

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IF YOU LIVED HERE...

Set on a calm, residential street lined with mature trees, this classic Victorian terrace showcases a graceful façade, defined by its arched doorway, decorative brickwork, and timeless proportions.

Ascending to the second floor, you'll find three well-proportioned double bedrooms arranged around a central landing. Towards the rear, the first bedroom enjoys a leafy outlook and a soothing palette of white walls and dark wood-effect flooring. Its simple layout is calm and comfortable, with the added benefit of direct access to a smartly finished ensuite.

The second bedroom sits in the centre of the home. Clean lines, coving, and a warm-toned floor give it a fresh, modern feel. At the front, the third bedroom is bright and generously sized, with two windows drawing in abundant daylight.

The family bathroom is finished in a soft grey and white scheme. A bath with overhead shower, large-format tiles and neat fittings make it both practical and inviting.

Upstairs, the entire third floor opens into a beautifully expansive kitchen, dining, and reception space. With windows at both ends, the room is bathed in light throughout the day. Gloss cabinetry and quartz-effect worktops lend a crisp, contemporary

finish, while the island creates a sociable hub for daily meals or hosting. A built-in storage cupboard is discreetly integrated, and the space flows effortlessly between zones for cooking, dining, and relaxing in comfort.

Set in a lively pocket of East London, this area blends a strong sense of community with a creative, independent spirit. Just a short stroll away, Chatsworth Road Market offers an ever-changing mix of street food, local produce, and vintage finds, flanked by artisan bakeries and friendly cafes. For brunch or coffee, head to The Vincent, known for its relaxed vibe and excellent menu. Green space is in generous supply too, with Hackney Marshes offering riverside walks, football pitches, and room to roam, while Hackney Downs Park provides a welcome stretch of lawn, playgrounds, and tennis courts. When it comes to pubs, there's no shortage of choice, with The Clapton Hart among the most popular, ideal for a casual drink or laid-back weekend meet-up.

WHAT ELSE?

For travel connections, Homerton Station is just over ten minutes away on foot, offering quick links to Stratford and Highbury & Islington via the Overground. Hackney Downs Station is also within easy reach, providing direct access to Liverpool Street and connections across the city. With multiple transport options nearby, getting around London from this location is both straightforward and efficient.



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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