

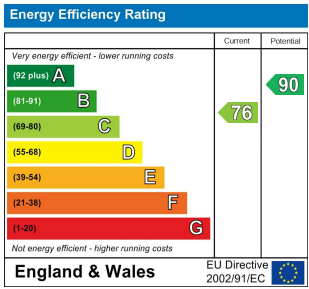
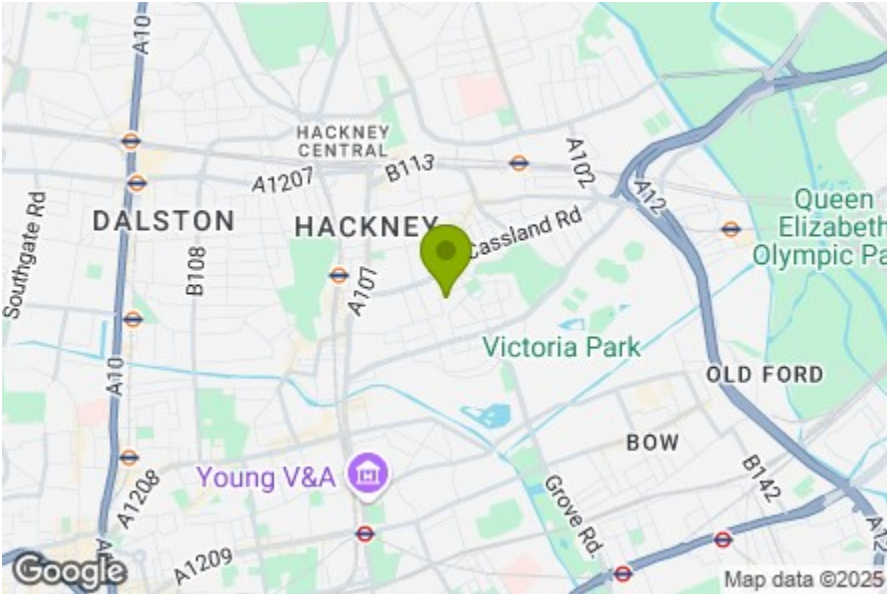
Kitchen / Dining / Reception Room
13'1" x 24'6"

Bedroom
13'1" x 11'4"

Bedroom
6'4" x 12'10"

Shower Room
6'3" x 6'2"

Garden
23'3"



BALCORNE STREET, HACKNEY

Offers In Excess Of £725,000 Freehold
2 Bed House



Features:

- Two Bedroom Home
- Arranged Over Two Floors
- Moments From Victoria Park
- Short Walk to Well Street and London Fields
- Beautifully Presented Throughout
- Private South Facing Garden

Arranged over two floors, this exceptional two-bedroom home is perfectly positioned just moments from Victoria Park, with Well Street, Mare Street and London Fields all within a short stroll.

Beyond its coveted location, the property offers a wonderful private south-facing garden, immaculate décor and a bright, open-plan living area that's perfect for relaxing or entertaining. Upstairs, two bedrooms and a first-floor bathroom complete the picture. Surrounded by green space, superb amenities and excellent transport links, this is a home you'll truly enjoy from the very first day you move in.

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IF YOU LIVED HERE...

You may already know this vibrant corner of East London as a visitor, but living here is a whole new experience, with fantastic amenities right on your doorstep every single day. Alongside much-loved spots like Hackney Empire and the Royal Inn on the Park, you'll find exciting new cafés, restaurants and pubs popping up all the time, so there's always something to discover. Not sure where to begin? We'd recommend a bite at My Neighbours the Dumplings or a drink at People's Park Tavern – just a leisurely wander across Well Street Common – but before we get too carried away, let's take a closer look at your new home...

Spanning almost 650 square feet, this is a generously proportioned home – and the entire development has been thoughtfully designed with community in mind, while still offering plenty of privacy and peaceful seclusion.

Beyond your smart hall, you'll find a bright, dual-aspect open-plan kitchen and living area that feels fantastically spacious. The breakfast bar cleverly defines the space without compromising the natural light that floods in. The kitchen features sleek cabinetry, integrated appliances and wooden worktops, while the front area is a great spot to unwind, complete with a charming bio-ethanol burner and mantelpiece.

Upstairs, the bedrooms are just as immaculate – the larger of the two benefits from convenient built-in storage to keep things neat and tidy – and the bathroom has modern style with clean lines and polished fittings.

Outside, the south-facing garden is perfect for relaxing, and just beyond your door, all the vibrant attractions of Hackney are waiting to be explored.

WHAT ELSE?

- Despite all the urban buzz, this area has a surprisingly large amount of green space. As well as Well Street Common, Victoria Park is only a short stroll away, and home to some internationally renowned festivals including All Points East Festival, LIDO Festival and Field Day. London Fields isn't far either, perfect for a splash in the lido.
- 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.
- 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 Overground. If you have the time and energy, it's a pleasant wander into the city via Bethnal Green and Shoreditch.



A WORD FROM THE OWNER...

"We have absolutely loved our time in this house. Due it being built in 1999, the rooms have a very practical layout and it's a very easy space to work with. When we bought this house, it was just the 2 of us and in the past 3.5 years our family has expanded to having 2 kids and a dog. The house is just so practical and on top of that has a good sized private south facing garden as well as a private drive. Besides the house itself, we have absolutely loved living in this area of Hackney. With both Well Street Common and Victoria Park within a 5 minute walk as well as 2 overground lines within a 10 min walk, the house is at a perfect location. Finally, Victoria Park Village is just perfection. All the independent shops are really great, the people are lovely and it's just a lovely area to spend your time. If it was up to us, we would lift the village up and take it with us out of London."

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