

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.

Reception  
12'1" x 23'10"

Kitchen  
10'5" x 10'5"

Reception  
12'2" x 13'2"

WC

Bedroom  
10'3" x 12'1"

Bedroom  
12'0" x 11'8"

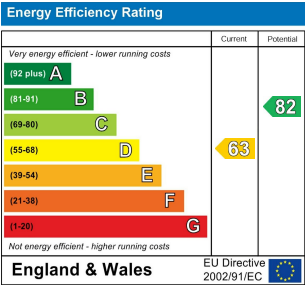
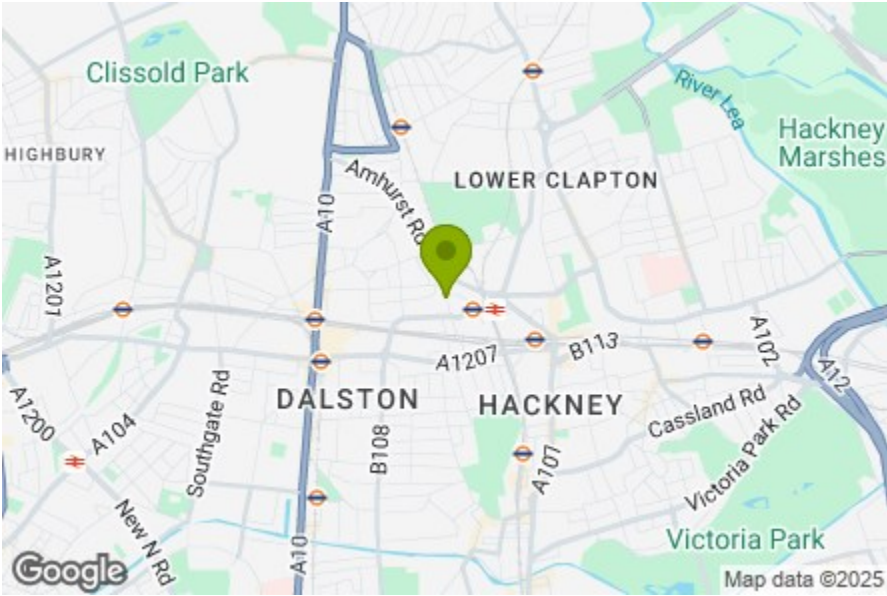
Bedroom  
16'7" x 11'6"

Bathroom  
16'7" x 11'6"

Storage

Cellar  
3'8" x 21'11"

Garden  
29'0" x 13'2"



## WAYLAND AVENUE, HACKNEY

### Offers In Excess Of £1,300,000 Freehold 3 Bed House



#### Features:

- Three Bedroom Home
- Double Fronted Period Property
- Two Reception Rooms
- Potential to Extend (STPP)
- Moments from Hackney Downs Station
- Short Walk to London Fields
- Approx 1408 Square Foot

This beautifully presented three-bedroom house offers a generous 1408 sq ft of living space, set across two floors of an elegant period property. With two receptions, downstairs WC, enviable cellar storage and secluded outdoor space, there's also the potential to extend (STPP) once you settle into your beautiful double-fronted home.

You'll be in a prime central Hackney location too, with just a 4-minute walk to Hackney Downs Station (Weaver Line) and a short stroll from the vibrant energy of Mare Street and the greenery of London Fields. Victoria Park, Hackney Downs, and the Regent's Canal towpath are all nearby too, putting nature and city life comfortably side by side.

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#### IF YOU LIVED HERE...

From the street, the clean white-brick frontage immediately stands apart from its terraced neighbours on either side. Inside, the simple, white aesthetic continues with dark wooden floorboards that guide you from the hallway into two reception rooms. To the left, a bright through-room stretches over 23 feet, its bay window filling the space with light and further to the rear amplifying the light. A fireplace set against a deep anthracite wall naturally divides the room into dining and lounging areas. Opposite, the second reception has a curved end wall that gives it a more intimate, reflective feel.

The kitchen sits just beyond, with dove-grey shaker units and a window that frames the garden. There's plenty of space for appliances, storage, and prep, making it both functional and unfussy. A neat WC and access to an 80 sq ft cellar complete the ground floor.

Outside, the 29-foot garden is securely enclosed by high brick walls, with a simple concrete base that invites transformation, whether that's pots of herbs, sculptural planters, or even an olive tree to bring life and flavour to the space.

Upstairs, a striped runner leads to three generous doubles. The principal bedroom sits at the front with twin sash windows and painted floorboards, while the other two

offer their own mix of soft carpet or warm wood, each anchored by a fireplace and surrounding mantel. The family bathroom is practical but quietly stylish, with a glazed bath/shower, rustic wood-mounted sink, and built-in cupboards keeping everything in order.

#### WHAT ELSE?

You'll be located between Lower Clapton and Dalston, two bustling areas of Hackney, home to an extensive range of pubs, cafes and independent shops. Check out fabulous local restaurants like Casa Fofo, Lardo on Richmond Road, the recently opened Angelina's and Little Duck the Picklery on Dalston Lane, Pidgin and Violet, and the eponymous Delis and coffee shops on Wilton Way. Looking for a new local? Try The Spurstowe Arms and Three Sheets. For Green space, Hackney Downs is a few minutes walk away, and London Fields, with its year-round heated lido, is a ten-minute walk to the south. Broadway Market is renowned for excellent places to eat and drink, and hosts a popular food market on Saturdays. The famed Columbia Road Flower Market is also close by. Hackney Downs Overground is only a few minutes from the apartment and offers direct lines to Liverpool Street. Hackney Central is an 11-minute walk and runs direct services to Stratford and Highbury & Islington.



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

I feel right at home living 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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