

Kitchen/ Lounge Diner
17'10" x 25'0"

Bathroom
6'5" x 6'7"

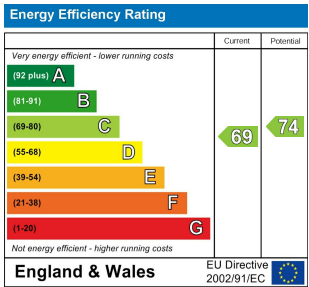
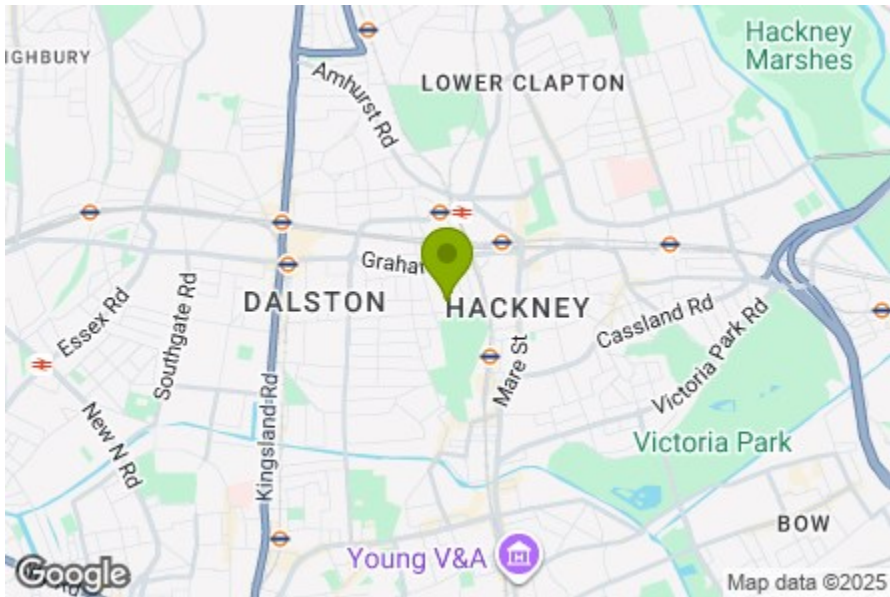
Bedroom
11'8" x 13'10"

Bedroom
5'8" x 13'9"

Utility
6'8" x 3'1"

Total Area: 76.2 m² ... 820 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.



NAVARINO ROAD, HACKNEY

Offers In Excess Of £925,000 Leasehold 2 Bed Apartment



Features:

- Lease in the Process of Being Extended to 189 Years
- Two Bedroom Apartment
- Two Bedroom Victorian Conversion
- Very Large Private Garden
- Utility Area
- Prime Hackney Location
- Chain Free

This beautifully presented two-bedroom flat offers a generous 820 sq ft of thoughtfully designed living space, set across the lower ground floor of an elegant Victorian conversion. Offered chain-free, it's ideal for anyone keen to move quickly—and with an unusually large private garden, you'll have the perfect spot to celebrate with a housewarming party.

Tucked away in a prime central Hackney location, you're just a short stroll from the vibrant energy of Mare Street and the greenery of London Fields—only five minutes away on foot. Victoria Park, bustling Broadway market, 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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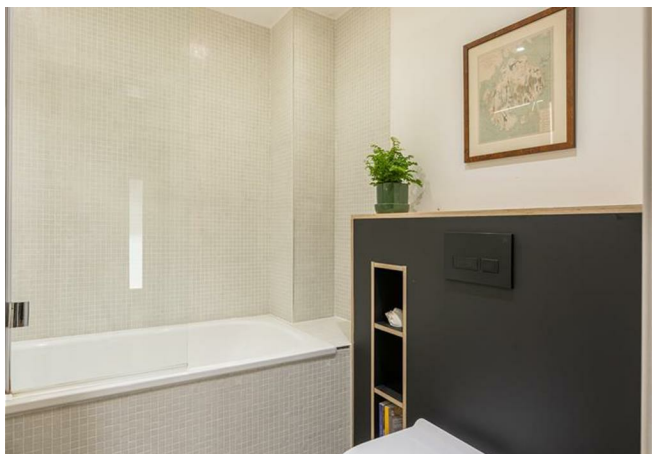
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IF YOU LIVED HERE...

Blonde hardwood floors lead the way from the hallway into a beautifully bright and spacious open-plan kitchen and reception room stretching over 25 feet. The space feels effortlessly airy, thanks to dual-aspect windows, twin skylights, and wide bifold doors that open onto the garden. Come evening, soft spotlights take over to create a warm, relaxed vibe. With built-in cabinetry, there's no shortage of cupboards or shelving and even a built-in desk - perfect for those wanting to work from home.

The kitchen area is stylish and social, with a mix of grey and natural wood cabinetry housing integrated appliances under crisp white countertops. A central island adds more prep space, doubles as a breakfast bar, and makes hosting feel easy and natural. Built-in seating along the rear offers calming views of the garden while you sip coffee or catch up with friends.

And what a garden! Spanning over 70 feet, it's been thoughtfully landscaped with a patio right off the kitchen, perfect for al fresco dining. The neat lawn extends to a further paved spot at the back, flanked by mature planting and neat walled borders.

Back inside, the bathroom is stylish and practical, with a mosaic-tiled bath and shower combination, a wooden vanity mounted sink, and a WC set against a striking black feature wall with recessed shelving to keep essentials within easy reach.

The main double bedroom sits at the front of the home, complete with a gorgeous bay window and an ornamental fireplace for added character. The second bedroom has been cleverly designed to maximise space, with a raised bed platform surrounded by built-in shelving. Light pours in from twin windows, and just outside the door, there's a dedicated utility nook, making great use of every inch.

WHAT ELSE?

- There's so much to see and do on Kingsland Road, and with Stoke Newington just a quick bus ride away, you're truly spoilt for choice.
- The charming restaurants and cafes on Wilton Way are 3 minutes' walk away, as is your new local, the Spurstowe Arms.
- Fitness goals? There's a choice of nearby places to work up a sweat. Crossfit Dalston is an 11-minute walk, and the London Fields Lido - heated for year-round swimming is a mere 5 minutes.
- Hackney Central Station can be reached in 7 minutes on foot, London Fields in 10 and Dalston Junction in 13.



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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