

AMHURST ROAD, HACKNEY

Offers In Excess Of £1,100,000 Freehold 3 Bed House



Features:

- Three Bedroom House
- Two Reception Rooms
- Arranged Over Four Floors
- Over 2000 sq.ft
- Beautiful Original Features
- Large Private Garden
- Moment Away from Hackney Central and Hackney Downs Station

A classic and beautifully presented three bedroom home across four storeys, brimming with elegant original features and home to two spacious reception rooms and a marvellous garden to the rear. All just a short walk from the best of Hackney.

Commuting is a breeze, with Hackney Central and Hackney Downs stations just moments away with Overground services connecting you to Liverpool Street, Stratford, and beyond.

REQUEST A VIEWING
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IF YOU LIVED HERE...

With over 2000 square feet of space, you'll experience a perfect blend of classic interiors and the vibrant energy of Hackney just steps from your front door. As you enter your home, a bright cobalt blue hue greets you, leading into a forest green carpeted hall that opens to two interconnected reception rooms. Original features abound, including charming floorboards and large bistro shutters, adding character and warmth to the space.

Head downstairs to the lower ground floor, where you'll find the kitchen and dining areas. The kitchen is distinctive, with its blend of exposed and whitewashed brick, complemented by a classic black and terracotta diamond tile floor. Green and white mosaic tiled worktops provide both a striking contrast and ample space for your culinary needs. Adjacent to the kitchen, the spacious dining room continues the same aesthetic, featuring a large front facing window and an open hearth for a charming country feel. This floor also includes a WC, a storage space, and a utility room.

Head to the first floor to discover two generously sized double bedrooms, each with its unique style. One sleeper combines deep chestnut and emerald green with brown carpeting, while the other is adorned in classic forest green. Both feature elegant original auburn wardrobes. This floor also includes two

bathrooms: a WC with green tones and whitewashed brick, and a spacious bathroom with matching green tiling, complete with a separate shower and a large tub. On the top floor, you'll find an additional spacious bedroom and dual aspect eaves storage.

Step outside, and you're in the vibrant heart of Hackney, with a wealth of options including restaurants, bars, independent cafes, and cinemas. Your new local, The Pembury Tavern, is just two minutes away, serving up delicious pizzas and local beers. For a stylish brunch, head to The Vincent, a short walk further. Vegans will appreciate Temple of Seitan, only six minutes away. If you're in the mood for some greenery, Hackney Churchyard Gardens are just moments away, perfect for a morning stroll, while Hackney Downs is a leisurely thirteen minute walk.

WHAT ELSE?

- Your garden is a serene space filled with lush greenery and inviting nooks perfect for relaxing or hosting gatherings. It also includes a charming greenhouse, ideal for nurturing your favourite plants, produce, and flowers.
- Parents will be happy to know that within a one mile radius, there are plenty of primary schools to choose from, all highly rated.
- Keep fit at Tempo 301, a Pilates studio just an eleven minute walk from your front door.



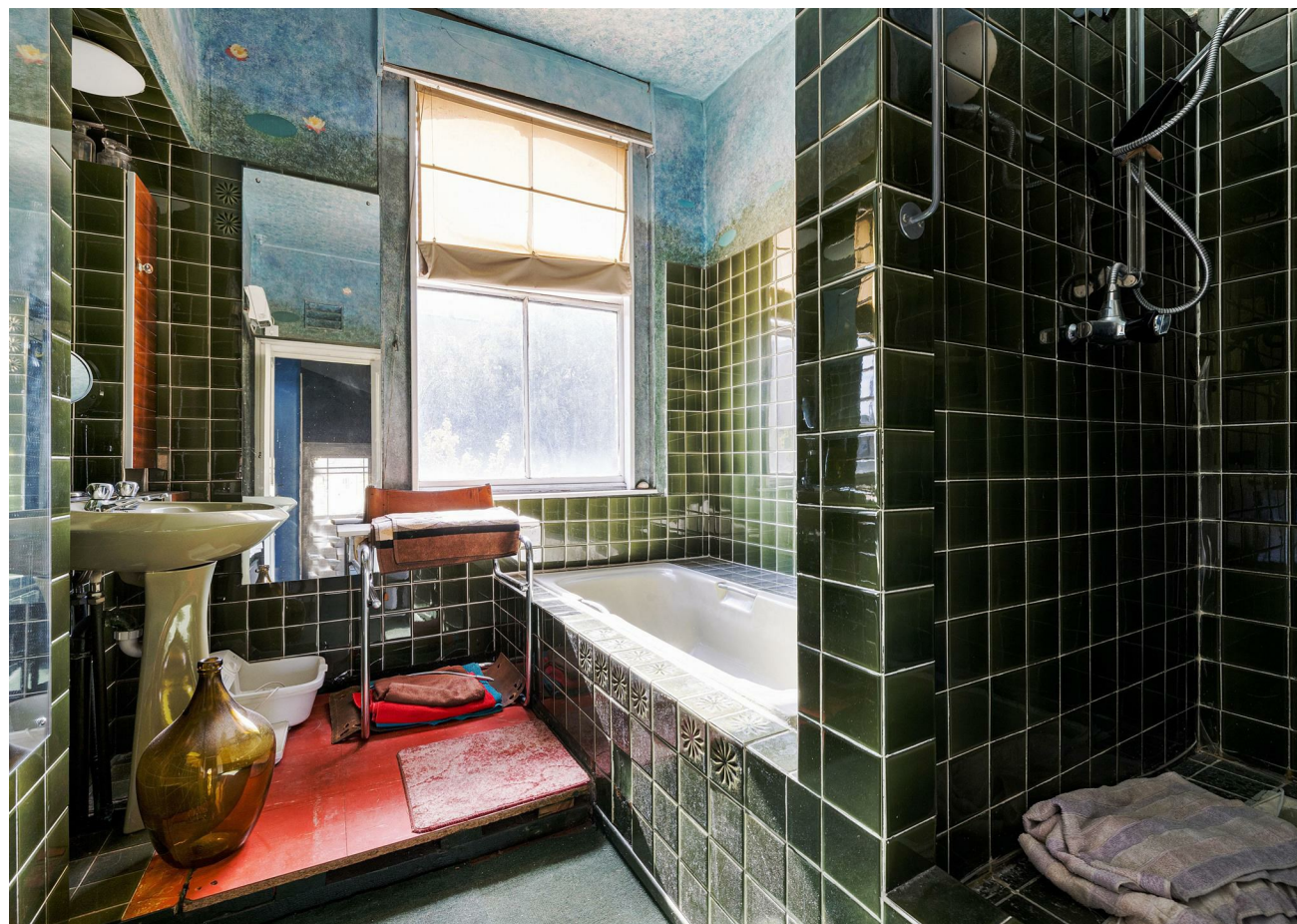
A WORD FROM THE EXPERT...

"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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Dining Room

14'2" x 13'9"

Kitchen

14'3" x 12'1"

Utility Room

6'1" x 11'6"

WC

Storage

Reception Room

14'1" x 13'7"

Reception Room

14'2" x 12'0"

Bathroom

7'2" x 9'9"

Bedroom

13'11" x 14'1"

Bedroom

14'6" x 12'7"

WC

6'1" x 4'3"

Eaves Storage

Bedroom

15'10" x 11'8"

Eaves Storage



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