

Garden
5.85 x 6.58m
19'2" x 22'11"

Lower Ground Floor

Utility / WC

Entrance Hall

Upper Ground Floor

Kitchen / Diner / Reception Room
3.85 x 8.05m
12'7" x 26'4"

Bedroom / Study
1.86 x 3.75m
6'1" x 12'4"

First Floor

Bedroom
3.53 x 3.38m
11'7" x 11'1"

Bathroom
3.51 x 2.21m
11'6" x 7'3"

Bedroom
5.49 x 2.80m
18'0" x 9'4"

Third Floor

Total Area: 104.9 m² ... 1129 sq ft (excluding garden)
All measurements are approximate and for display purposes only

N
W
E
S

Entrance Hall

Utility/WC

Kitchen/Diner/Reception Room
12'7" x 26'4"

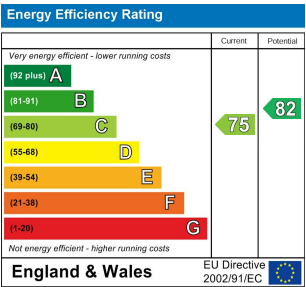
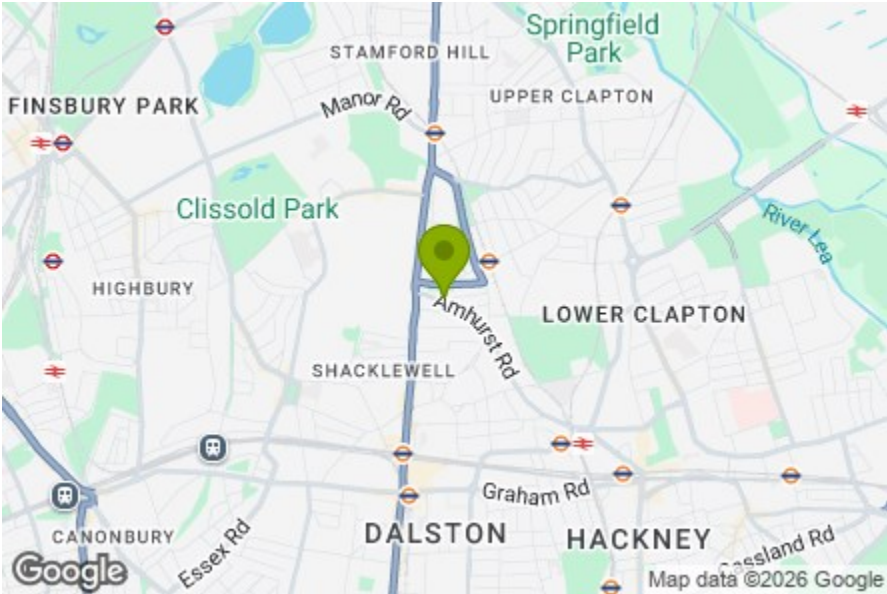
Bedroom/Study
6'1" x 12'4"

Bedroom
11'6" x 11'1"

Bathroom
11'6" x 7'3"

Bedroom
18'0" x 9'4"

Garden
19'1" x 22'10"



AMHURST ROAD, HACKNEY

£875,000 Leasehold

3 Bed Flat

Features:

- Three Bedroom Flat
- Family Bathroom and WC/ Utility Room
- Beautifully Presented Throughout
- Private Garden
- Arranged Over Three Floors
- Chain Free

A smartly presented, three bedroom townhouse maisonette. Arranged over three floors, with its own private garden, luxurious family bathroom and entrance level WC. All within easy reach of local shops, creative venues and transport links.

Rectory Road Overground station is just eight minutes away on foot. From here, direct trains take you through to Liverpool Street in just fifteen minutes.

REQUEST A VIEWING

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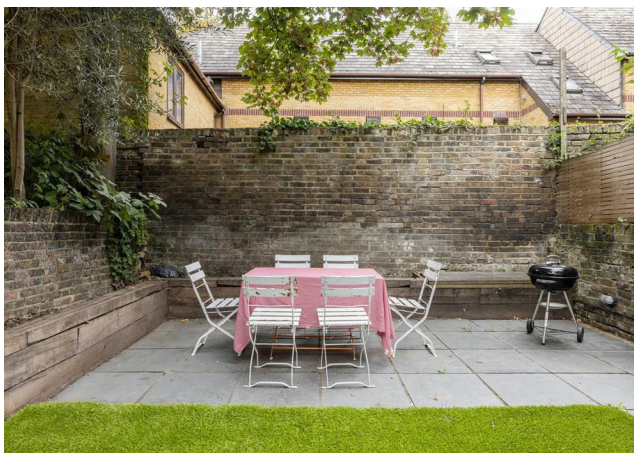
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IF YOU LIVED HERE...

After stepping through your arched front door, you'll instantly notice the period charm of this entire home, with monochrome mosaic floor tiles leading you down the entrance hall into a rear utility room and ground floor WC. A rear door gives access to your serene walled garden, home to raised borders, slab stone patio and lush green lawn, screened on all sides by mature trees, brickwork and bespoke timber fencing.

Back inside and continuing upstairs, you'll find a vast, 325 square foot, open plan kitchen, reception and dining room. In here, your wood burning stove is housed within a brick and granite hearth and an exposed timber mantel sits along the top. Pale blonde floorboards run throughout and two sash windows provide an abundance of natural light. The kitchen area is all decked out in navy blue cabinets and terracotta splashbacks, featuring an integrated stainless steel chef's oven, hob, extractor hood and microwave.

Just across the wide, first floor landing you'll find the first bedroom. Overlooking the front of your home, this bedroom would also make a fantastic study or music room. Taking the stairs up to your second and final floor, you'll find a sumptuous, spacious family bathroom, with a large stroll in rainfall shower and a separate tub with handset shower. Two immaculate double bedrooms complete the set up, both with original sash windows while your principal sleeper features floor to ceiling custom made

wardrobes in the alcove.

An easy seven minute stroll will take you over to Hackney Downs Park, where you can explore one of the scenic walkways, make use of the basketball or tennis courts and grab a speciality coffee from the Calma Coffee stand in the centre. There are also some pulsating arts venues within moments of your home. Next Door Records Two is a chilled wine bar and record shop by day and a lively DJ venue by night, and if you head down to one of the open days at The Chocolate Factory N16 you'll be able to view and buy works directly from local emerging artists.

WHAT ELSE?

- The younger members of your family have a huge choice of excellent schools to attend. Within a mile of your home there are twelve independent schools and eleven primary and secondary schools that have achieved a coveted 'Outstanding' rating from Ofsted.
- Well worth the ten minute stroll, inviting Oren Restaurant and Bar serves the best Mediterranean cuisine and sustainably produced wines, perfect for date night or an intimate gathering with friends.
- Many more local amenities, bus links and eating establishments can be found along vibrant Stoke Newington Road, which is just moments 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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