



Reception Room  
13'10" x 13'0"

Balcony

Kitchen  
7'2" x 11'1"

Bedroom  
12'9" x 12'11"

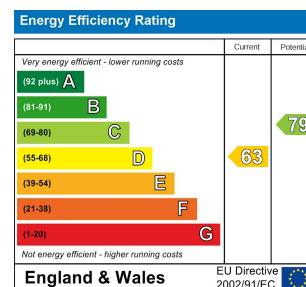
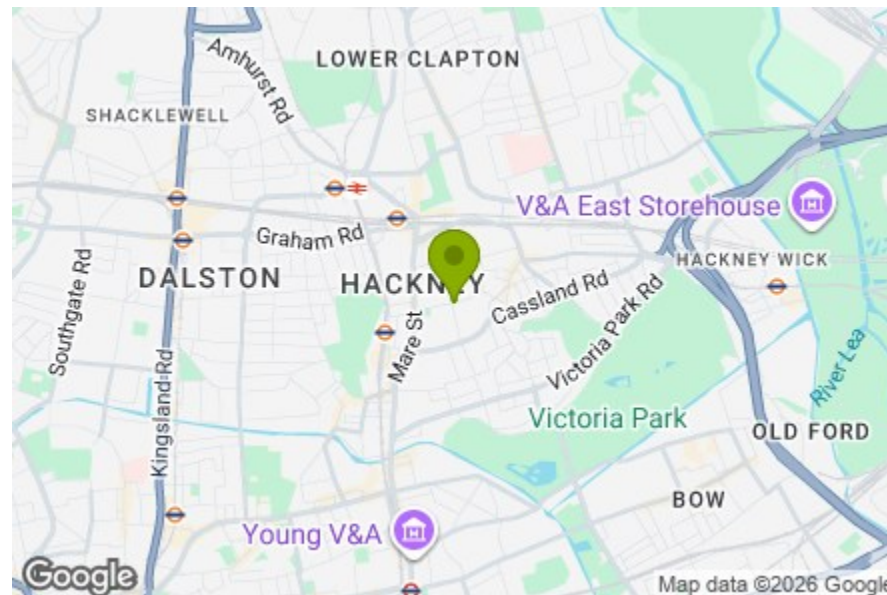
Bedroom  
8'1" x 14'2"

WC

Bathroom

Total Area (Excluding Balcony): 59.8 m<sup>2</sup> ... 643 ft<sup>2</sup>

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.



## LODDIGES ROAD, HACKNEY

### Offers In Excess Of £400,000 Leasehold 2 Bed Flat



#### Features:

- Two Bedroom Property
- Fifth Floor
- Chain Free
- South-West Facing Balcony
- Short Walk to London Fields
- Moments from Well Street
- Approx 643 Square Foot

Set on the fifth floor of a well-kept development just moments from Well Street and a short walk from London Fields, this thoughtfully arranged two bedroom apartment offers around 643 square feet of light-filled living space, complete with a south west facing balcony. Offered chain free, it's a home that feels calm above the city while remaining closely connected to some of Hackney's most loved spots.

REQUEST A VIEWING  
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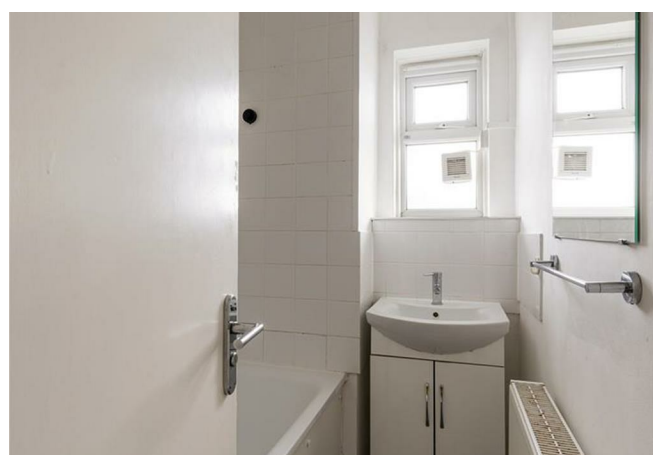
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IF YOU LIVED HERE...

Step inside and you're welcomed by a practical hallway with built-in storage, leading through to a generous open plan kitchen and reception room. Large windows draw in plenty of natural light, enhancing the sense of openness throughout. There's ample room to zone the space for cooking, dining and relaxing, making it easy to imagine slow weekend breakfasts or evenings with friends before a wander down to Well Street. From here, doors open directly onto the private south west facing balcony, a real extension of the living space and a lovely place to catch the afternoon and evening sun high above the bustle below.

Both bedrooms are well proportioned doubles, quietly set away from the main living area for a restful feel. The principal bedroom offers comfortable dimensions for wardrobes and additional storage, while the second bedroom would work beautifully as a guest room, workspace or nursery. The bathroom is neatly finished and easily accessible from the hallway, and with the apartment positioned on the fifth floor, you benefit from

elevated views and a sense of privacy throughout.

WHAT ELSE?

You're moments from Well Street favourites including Well Street Pizza, The Lauriston, Well Street Kitchen, alongside London Fields highlights Pub On The Park, London Fields Lido and Broadway Market for weekend swims and market mornings. Coffee options are plentiful, from Running Late Coffee on Mare Street to Blas over in Victoria Park, alongside a host of independent spots dotted between Well Street and London Fields, making it easy to build a new daily ritual.

For green space, London Fields is a short walk away, with Victoria Park also within easy reach. Hackney Central and London Fields stations offer reliable Overground and National Rail connections, keeping you well connected across East London and into the city.



A WORD FROM THE OWNER...

"This flat is in a great location, in the heart of Hackney close to shops, Victoria Park and London Fields Park, Broadway market, restaurants and shops. Hackney central station just a few minutes walk and bus stop at the end of the road."

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