



Locton Green Ruston Street, London, E3 2LP

Offers in excess of £500,000





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- Split level maisonette apartment
- Private Garden
- Off street parking
- Modernised Kitchen
- Walking distance to Victoria Park
- Prime location
- Three double bedrooms

The Home -

A well proportioned three bedroom split level maisonette set within Locton Green in Hackney Wick, moments from the open spaces of Victoria Park. Arranged over two floors, the property offers generous living accommodation with a practical and flexible layout. The home benefits from a great-sized private garden, a rare feature for the area and ideal for relaxing or entertaining. Quietly positioned yet well connected, it is within easy reach of Hackney Wick Overground along with a wide range of local shops, cafés and amenities. An excellent opportunity to secure a spacious home in a highly sought-after East London location.



The Indoors

Entering into a spacious hallway, you have access to the upstairs, kitchen and living room. The living space also opens directly onto the garden, flooding the room with natural light and creating an effortless indoor-outdoor connection. The kitchen is designed with both style and practicality in mind and has been recently modernised. It offers ample storage for cutlery, utensils, and everyday essentials. In the living room, large floor to ceiling glass doors to the garden allow natural light to pour in, making this a bright and inviting space to work, eat, and socialise. Upstairs, The bathroom has also recently been modernised. The finish is a good blank canvas and has great potential to be upgraded. The three spacious bedrooms comfortably accommodate double beds and comes with decent storage space. Well-positioned windows fill the rooms with natural light, making it a calm and welcoming retreat.

The Outdoors





The property benefits from a large private garden. The garden is fully paved which includes a built-in shed and framework ideal for potted plants or basking in the sunshine whilst still keeping the area easy to maintain.

Loving The Location

Located moments from the renowned Victoria Park which is one of London's most treasured outdoor spaces. Established in 1888, the nearby Roman Road Market survived the influx of covered shopping centres in the 1970s and continues to thrive as an east London tradition. It is one of London's oldest roads and is historically the main entryway to the city from the east. It sits in a truly enviable location, surrounded by green spaces — Meath Gardens, Mile End Park and Victoria Park are all nearby. Roman Road's cafés, restaurants and independent shops are just around the corner, and you can walk to Bow Road Underground and the DLR (District, Hammersmith & City, and other routes). The number 8 bus stops just outside the property and is approximately a 10–15 minute journey to the Central line.





Floor Plans



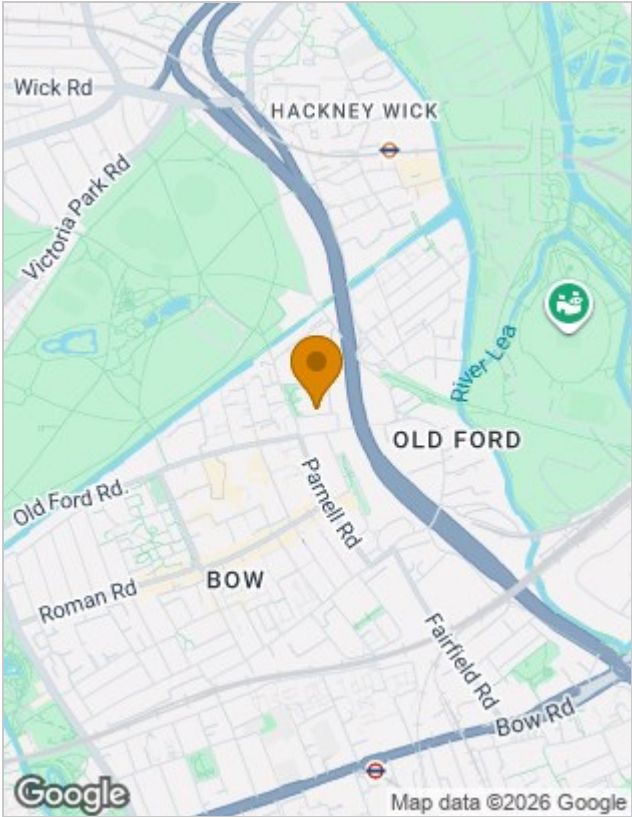
Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

