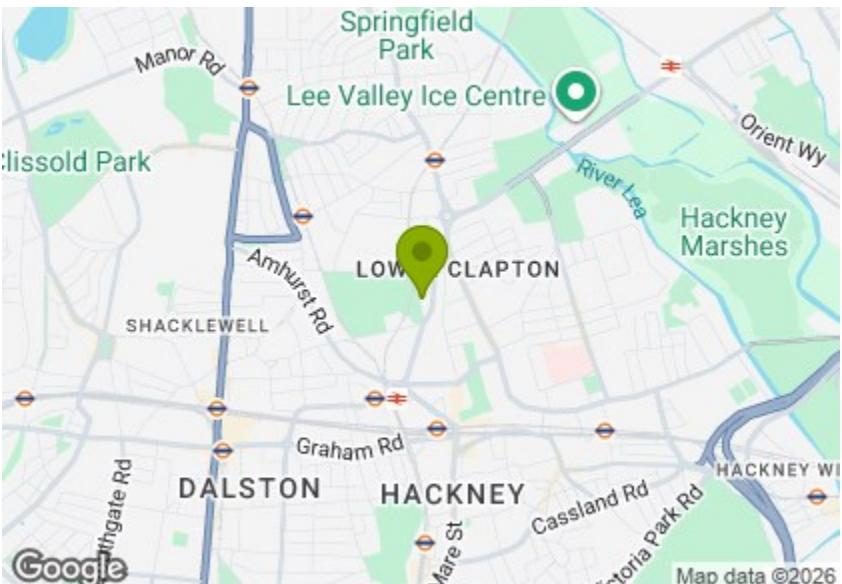
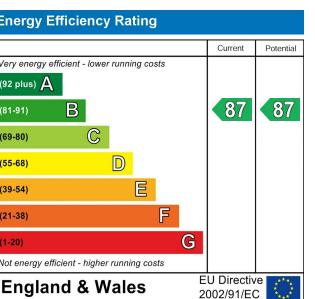


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**Total Area: 90.4 m<sup>2</sup> ... 973 ft<sup>2</sup> (excluding front patio, rear patio)**  
All measurements are approximate and for display purposes only



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# QUEENSDOWN ROAD, HACKNEY

Guide Price £775,000 Leasehold  
3 Bed Flat

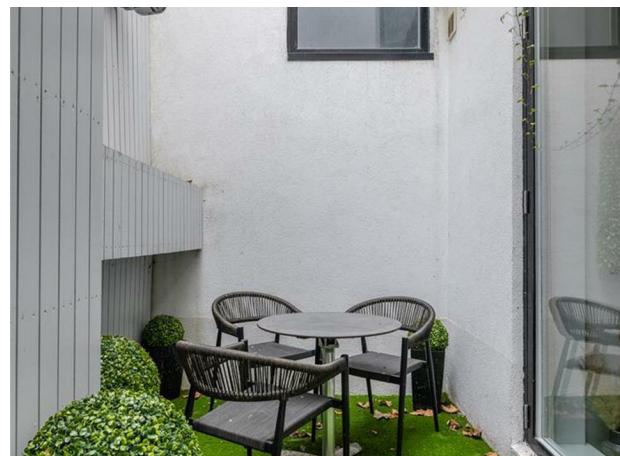


## Features:

- Three Bedroom Apartment
- Two Bathrooms
- Two Private Patios
- Just Under 1000 sq.ft
- Right on Hackney Downs Park

This beautifully finished three-bedroom apartment sits in the heart of Clapton, offering modern design, generous interiors and two private patios, as well as views of Hackney Downs. This enviable position means you've got as much access to sprawling nature as you have buzzing bars and eateries, while public transport is also excellent. Hackney Downs/Hackney Central are a short stroll away, giving you quick access to Central London and beyond.

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#### IF YOU LIVED HERE...

Set on the lower ground floor and coming in at almost 1000 square feet, the exterior of your new home makes an instant impression with its clean lines and modern detailing. Once inside, you'll enjoy taking your time to explore every corner...

Your open plan kitchen and living room is bursting with natural light, with smart flooring sweeping the length of the space and plenty of room for dining and relaxing. The L-shaped design gives each area its own identity while still maintaining a lovely sense of flow. The kitchen features sleek cabinets, contemporary appliances and a handy breakfast bar, so hosting will be high on the list once you settle in.

The separate utility room adds welcome convenience, especially as it connects to your first bathroom, which in turn connects to one of the three bedrooms. This means two of the three bedrooms have direct bathroom access, as another one has an en-suite. All three are immaculate and enjoy direct patio access (and you've got two of those, too).

Step out of the front door and you're moments from Hackney Downs Park. Millfields Park and Hackney Marshes are also within walking distance.

As for urban amenities, you are surrounded by some of Hackney's best food and drink destinations. From dim sum favourite My Neighbours the Dumplings and much lauded Hai Café to eclectic brewery Blondies and top rated coffee shop Lodestar, everything is on your doorstep. You've even got one of London's coolest independent cinemas, the Castle Cinema, less than a mile away. New openings appear frequently here too, so you'll never run out of places to explore.

#### WHAT ELSE?

- Transport is plentiful, with excellent bus routes nearby, including the 55 into Central London. Hackney Downs station is a seven minute stroll, with access to the Weaver Overground, while Hackney Central is in the same area and offers the Mildmay Overground.

- Japanese restaurant Uchi is the perfect place for a moving in meal. The sushi is so beautifully presented that you almost won't want to touch it, though of course it tastes even better than it looks.

- If you want to ramp up your nightlife, MOTH Club and Oslo are just around the corner, giving you access to some of the best live music in London.



#### A WORD FROM THE OWNER.....

"We have lived here for 9 years since the property was built, you are in walking distance to East London's best - Victoria Park, Stoke Newington, Chatsworth Road and London Fields so have an endless list of options for coffee, food and walks. The park opposite was incredibly helpful during times of Covid and since having a baby, whilst also a great meeting point with friends in the Summer. Northill House has great neighbours that have also been here for years and are willing to help with parcels etc where needed. Everything is on your doorstep which is a huge plus, and you have easy access to anywhere with a short walk to both Hackney Central and Hackney Downs."

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**Kitchen/ Dining/ Reception Room**  
21'2" x 22'9"

**Front Patio**

**Utility Room**  
4'8" x 9'4"

**Bedroom**  
9'10" x 12'3"

**Bedroom**  
10'2" x 14'8"

**Ensute**  
10'2" x 3'3"

**Bedroom**  
10'11" x 11'10"

**Rear Patio**  
6'11" x 12'9"

**Bathroom**  
7'2" x 8'11"



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