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Amhurst Road, E8 1JH

Occupying the top floor of an attractive three-storey Victorian semi-detached house, this beautifully positioned studio apartment offers a fantastic opportunity to acquire a charming London home in one of Hackney's most sought-after locations. Bright, well-presented and full of character, the apartment is ideally suited to first-time buyers, investors or those seeking a convenient London base. Situated on the highly desirable Amhurst Road, the property places an exceptional range of independent boutiques, cafés, restaurants and everyday amenities right on the doorstep.

Guide Price £210,000 | Leasehold - Share of Freehold

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- Desirable Amhurst Road in the heart of vibrant Hackney
- Ideal First-Time Buy
- Convenient connections to Liverpool Street, Highbury & Islington
- Charming Victorian Conversion Studio
- Close to Hackney Downs & Hackney Central Stations
- No Chain
- Set within an attractive three-storey Victorian semi-detached house
- Easy Access to Central London –

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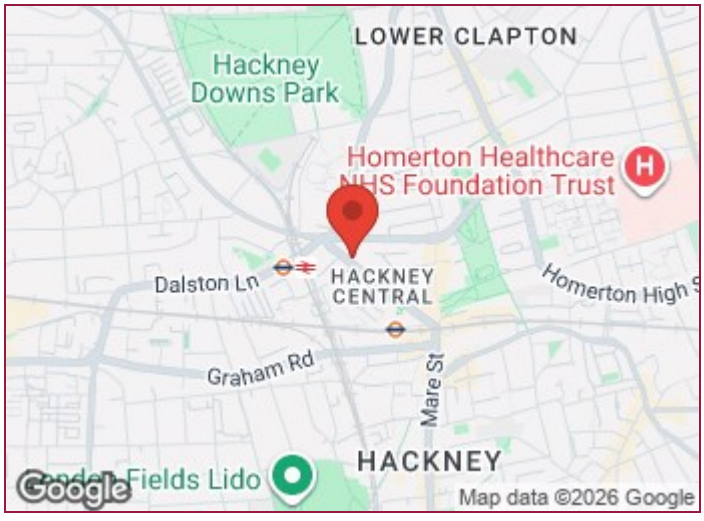
Bright, well-presented and full of character, the apartment is ideally suited to first-time buyers, investors or those seeking a convenient London base. Situated on the highly desirable Amhurst Road, the property places an exceptional range of independent boutiques, cafés, restaurants and everyday amenities right on the doorstep.

For those who enjoy the outdoors, both London Fields and Hackney Downs are within easy reach, offering expansive green spaces and the perfect escape from the pace of city life.

Commuters are particularly well catered for, with Hackney Downs and Hackney Central stations just a short walk away. Excellent transport connections provide swift access across London, including Liverpool Street and Highbury & Islington, while the nearby Victoria Line further enhances connectivity to the capital's key destinations.

Combining a prime Hackney location, excellent transport links and strong appeal for both owner-occupiers and investors, this is an exciting opportunity to secure a well-located London property with outstanding lifestyle and investment potential.

Offered to the market with NO ONWARD CHAIN.



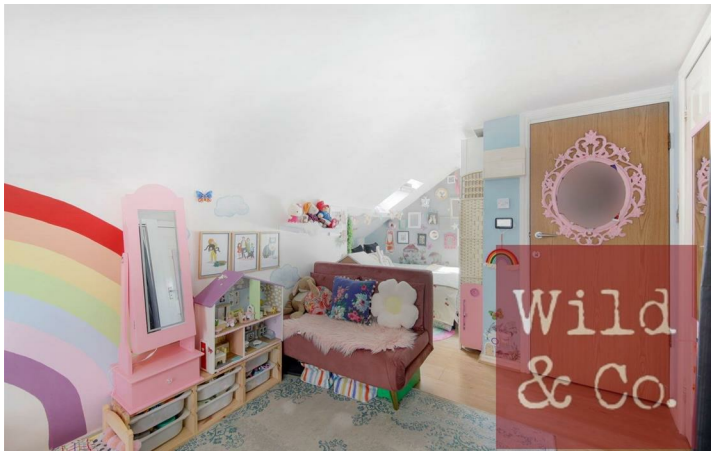
Directions

Set on Amhurst Road in the heart of Hackney, this property enjoys immediate access to a vast array of independent shops, cafés, and amenities. With the lush open green spaces of London Fields and Hackney Downs nearby, it offers the perfect blend of urban convenience and natural escape.

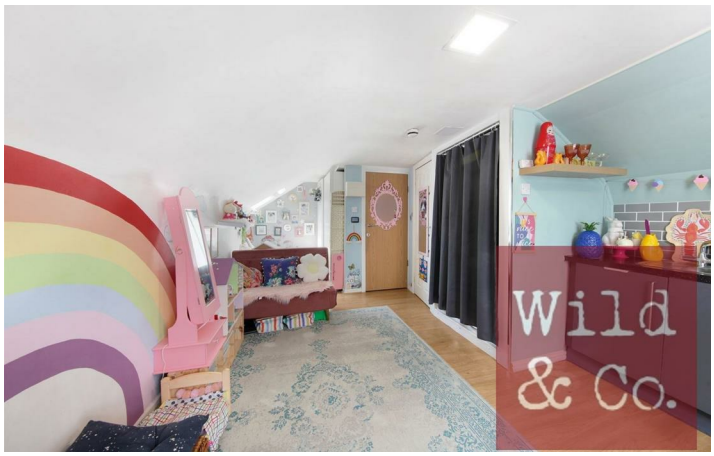

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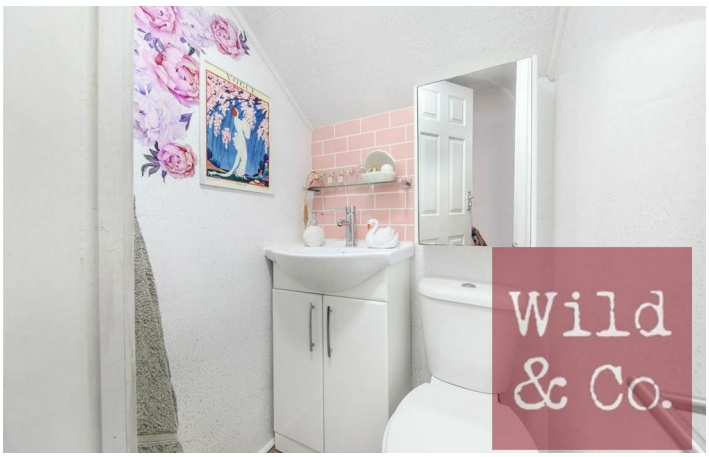

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Approx Gross Internal Area = 21.24 sq m / 229 sq ft
Restricted Head Height = 1.31 sq m / 14 sq ft
Total = 22.55 sq m / 243 sq ft

= Reduced Headroom Below 1.5m / 5'0



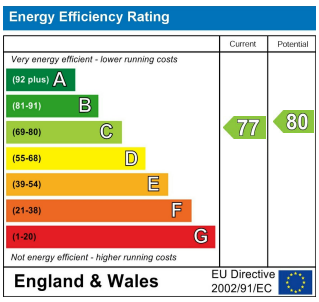
Second Floor

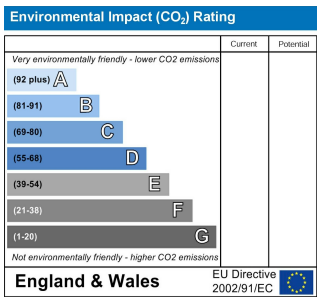
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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