



LOVE LIVING  
HACKNEY



16 Victoria Park Road, London, E9 7ND

Offers in excess of £600,000





# 16 Victoria Park Road

London, E9 7ND

- Moments from Victoria Park and London
- Allocated Parking
- Light filled interior
- Newly fitted kitchen
- Private garden with a fully insulated garden office
- Two bedrooms
- Peaceful setting

## The Home -

Set on the sought after Victoria Park Road perfectly positioned between the vibrant green spaces of Victoria Park and the laid back, social buzz of London Fields. Cambridge Heath and Bethnal Green stations are both within easy walking distance, providing quick and convenient links into the city and beyond. Over the past six years, the home has been carefully improved and thoughtfully maintained, creating a space that feels settled, warm, and genuinely comfortable lived-in rather than styled for show.

The apartment benefits from its own private garden, an allocated parking space, and a sense of privacy that feels rare so close to such a lively and well-loved part of east London. The neighbourhood itself is friendly and established, with a calm residential feel and neighbours who are respectful and considerate, adding to the home's relaxed, lived-in atmosphere.



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## The Indoors

The front door opens into a welcoming hallway that flows into the main living areas of this two-bedroom apartment, where light and calmness are immediately apparent. Natural light filters through bespoke wooden slatted shutters, while soundproofed windows in both bedrooms create a peaceful retreat from the bustling city outside.

The living room enjoys a lovely outlook over the private rear garden, with bi-folding doors that bring the outdoors in perfect for warmer months and indoor-outdoor living. The newly installed kitchen sits just off the main living area, offering a clean, contemporary finish with practical layouts designed for cooking and entertaining.

Both bedrooms are positioned, benefiting from excellent natural light and a private, serene feel. The bathroom has modern fixtures, complementing the understated, comfortable aesthetic of the home.

## The Outdoors

The private rear garden extends the living space outdoors, offering a quiet and sheltered spot to relax, entertain, or enjoy time in the fresh air. At the far end of the garden sits a detached studio, fully electrified, warm, and waterproof a versatile space perfect for a home office, creative studio, or peaceful retreat. Its placement within the garden provides a natural separation between work and home life, while remaining connected to the property.



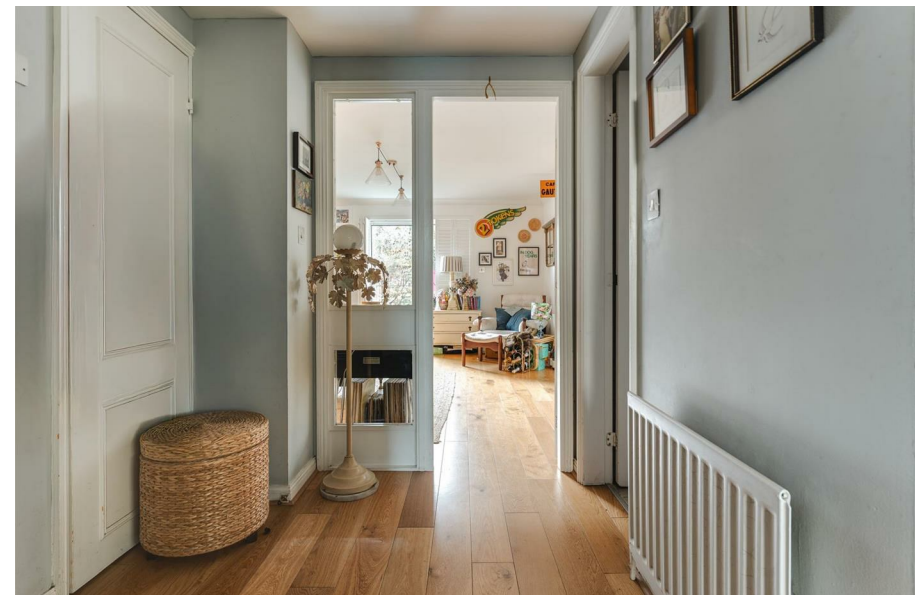
## Loving The Location

Living here means stepping into one of East London's most desirable neighbourhoods, perfectly balanced between Victoria Park and London Fields. Victoria Park offers morning runs, picnics, weekend markets, and expansive green spaces for relaxation or play. London Fields adds a lively, social energy with cafés, bars, independent shops, and the famous London Fields Lido perfect for a weekend swim, a sunny afternoon by the pool, or simply soaking up the vibrant local atmosphere.

Victoria Park Village enhances everyday life with independent cafés, restaurants, bakeries, and artisan shops. Explore on foot from Ginger Pig butchers and The Deli Downstairs to Fin & Flounder, Bottle Apostle wine merchants, Popham's café, and Gail's bakery. Whether grabbing brunch, picnicking with friends, or taking a Sunday stroll with gelato, the local area rewards everyday living.

Transport links are excellent. Cambridge Heath and London Fields stations are nearby, with Bethnal Green (Central Line) just a short walk. Numerous bus routes also connect to the rest of London, making this a perfect base for city commuting while enjoying the greenery and vibrancy of East London.

The blend of calm residential living and vibrant local life defines this home. Whether working from the garden studio, walking through either of the neighbouring parks, or meeting friends nearby for coffee or supper, the apartment offers a lifestyle that is connected, convenient, and quietly special a perfect harmony of comfort, character, and community.





Floor Plans



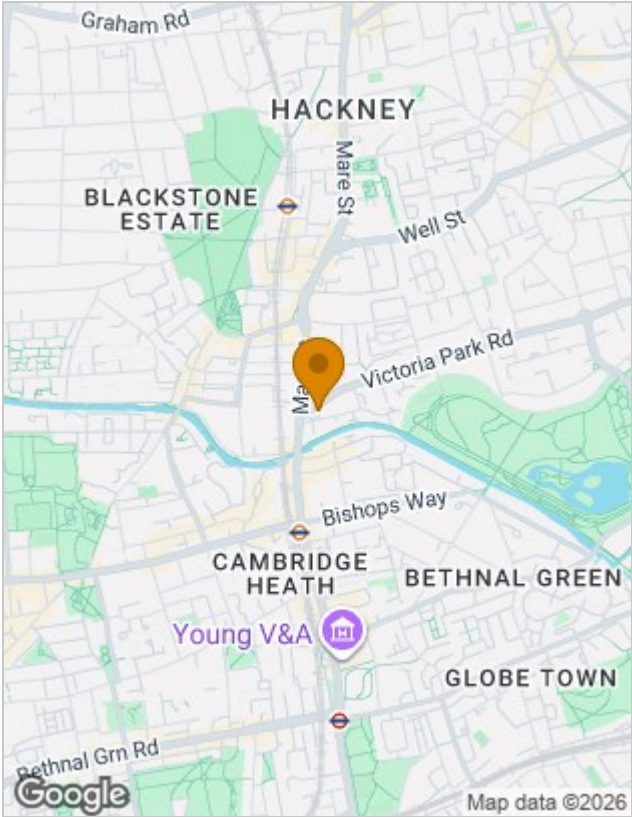
Viewing

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

