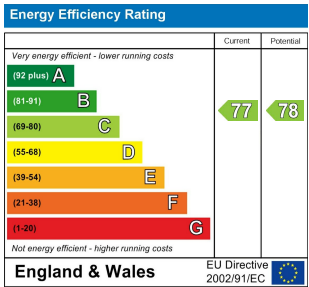
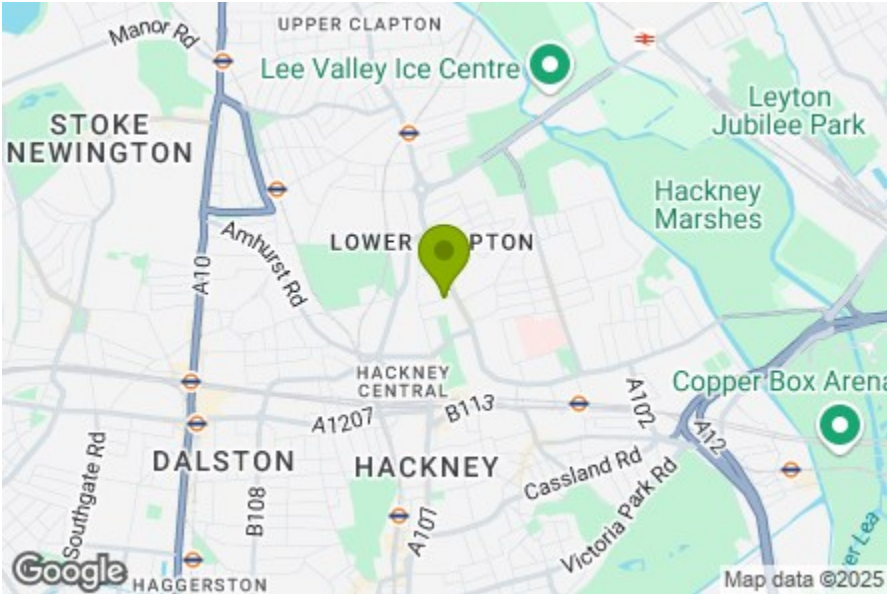


Kitchen / Dining / Reception Room
13'4" x 20'9"

Bathroom
7'8" x 6'5"

Bedroom
15'1" x 10'10"

Bedroom
12'5" x 9'7"



GOULTON ROAD, HACKNEY

Offers In Excess Of £575,000 Share of Freehold
2 Bed Flat



Features:

- Two Bedroom Home
- Beautifully Presented Throughout
- Communal Gardens
- Period Conversion
- Moments from Hackney Downs
- Short Walk to Chatsworth Road
- Share of Freehold
- Approx 619 Square Foot

Set on a peaceful residential street just moments from the open green of Hackney Downs, this light-filled and well-arranged two bedroom home sits within a classic period conversion. With a generous layout of around 619 square feet, the interior is smartly finished and carefully configured. A shared garden offers a welcome touch of outdoor space, while the vibrant energy of Chatsworth Road, with its market, cafés and independent shops, is just a short stroll away. A stylish home in a well-connected corner of Hackney with everything you need within easy reach.

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IF YOU LIVED HERE...

With its warm-toned exterior and elegant sash windows, the building has a gently refined presence that hints at the character found inside. Set on the second floor, this well-composed home offers light-filled interiors, natural textures, and a fluid layout designed for comfortable living. The central hallway, with its wooden flooring and clean lines, creates a welcoming first impression and draws the eye toward the main living space, while also providing access to both bedrooms and the bathroom. At the rear, the larger bedroom enjoys an abundance of daylight thanks to a skylight and sash window. Built-in wardrobes line one wall, with further access to eaves storage. This is a restful, well-balanced space with lovely natural tones underfoot. The second bedroom is equally filled with natural light, featuring twin windows that frame leafy views. The same timber finish continues here, along with integrated storage and shelving, offering both practicality and versatility. The bathroom sits at the centre of the plan, finished in soft white and grey with a bold geometric tiled floor. A skylight above brings in both daylight and ventilation, illuminating the bath area and glossy brick-style tiling for a clean, modern look. At the heart of the home, the open-plan kitchen, dining and reception room is full of character. A skylight brightens the dining area, while timber floors, exposed shelving, and a herringbone splashback add texture and warmth. Alcoves and bookshelves make clever use of space, and the room's layout encourages easy entertaining or

relaxed evenings at home. Outside, the communal garden offers a tranquil retreat, with gravel underfoot and a canopy of established trees creating a private, green escape. Step outside and you'll find yourself in a vibrant neighbourhood that blends green open spaces with an ever-growing cultural and culinary scene. Hackney Downs Park is under ten minutes away—perfect for morning walks, weekend picnics or a game of tennis beneath the trees. For wider skies and riverside paths, Hackney Marshes can be reached in just over twenty minutes, offering a sprawling natural escape right on your doorstep. Chatsworth Road Market is around a ten-minute stroll and brims with independent traders, food stalls, and vintage finds, giving Saturdays a distinct local buzz. The area is also dotted with welcoming pubs, including The Clapton Hart, a much-loved spot for craft beers and hearty roasts, while cafés like The Vincent bring coffee, brunch, and neighbourhood charm together with style. Whether you're craving greenery, good food, or a sense of community, this part of East London has it all in generous supply.

WHAT ELSE? Transport links are convenient and well connected, with Hackney Downs Station just ten minutes away on foot, offering swift routes into Liverpool Street. Hackney Central is a touch further, providing easy access to the Overground network and connections across East and West London. For additional travel options, Clapton Station is around fifteen minutes from your door, with direct links into the city.



A WORD FROM THE EXPERT...

"I feel right at home in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer. Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces. I have found my home in Hackney and it holds a very special place in my heart."

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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