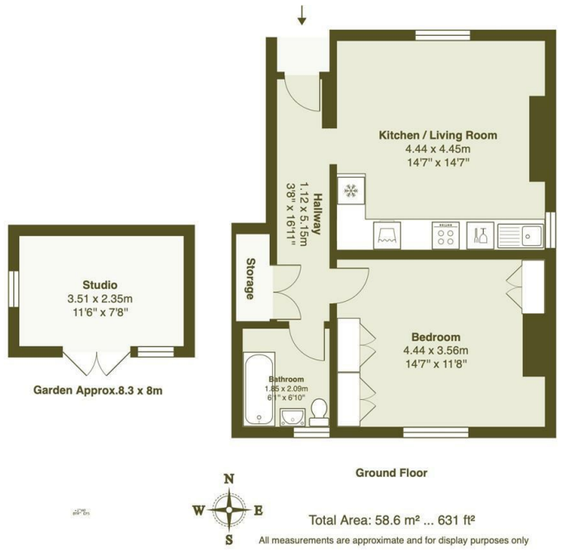


Hallway
3'8" x 16'10"

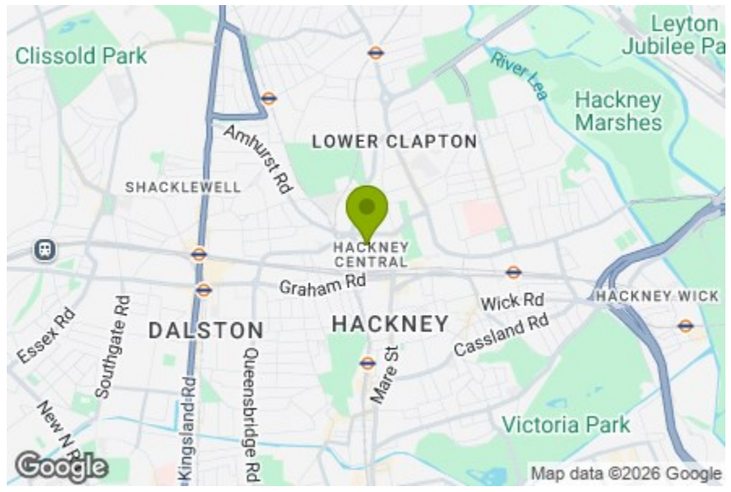
Kitchen / Breakfast Room
14'6" x 14'7"

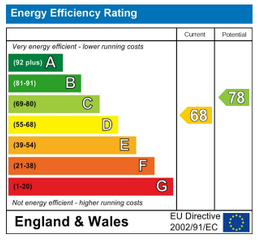
Bedroom
14'6" x 11'8"

Bathroom
6'0" x 6'10"

Storage

Studio
11'6" x 7'8"





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AMHURST ROAD, LONDON

Offers In Excess Of £500,000 Leasehold
1 Bed Flat

Features:

- One Bedroom Flat
- Period Conversion
- Private Garden With Office
- Beautifully Presented
- Excellent Storage
- Full Of Character
- Moments from Hackney Central & Hackney Downs Station

Full of character and beautifully presented, this one bedroom period conversion in Hackney pairs generous proportions with a private garden and separate garden studio. Inside, original fireplaces sit alongside warm timber flooring, a recently renovated bespoke kitchen and bathroom, and carefully chosen colour, while the location puts Hackney Downs, Dalston and a great mix of local places to eat and drink within easy reach.

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IF YOU LIVED HERE...

The living area is a particularly generous space, completely redesigned within the last year with bespoke cabinetry and carefully selected finishes. Timber cabinetry, pale tiled splashbacks and plenty of room for a dining table make this a lovely space to spend time. A soft terracotta feature wall brings warmth to the room, while the original fireplace adds a period detail. There's enough space here to cook, eat and relax comfortably, making it feel like the natural everyday hub of the home.

The bedroom is equally generous, with a second decorative fireplace, timber flooring and extensive fitted wardrobes running along one wall. Soft blue-grey tones keep things calm, while the proportions leave plenty of room beyond the bed. Along the hallway you'll find further built-in storage, while the bathroom has also been completely renovated within the last year, featuring a bespoke design with carefully chosen fittings and finishes, including a bath with shower overhead.

Outside, the private garden has been arranged with paved paths, established planting and space to sit out. At the far end, a separate studio makes a very useful home office, creative space or somewhere to work away from the main flat. French doors open it directly onto the garden, making this a particularly useful addition to an already characterful home.

WHAT ELSE?...

- Hackney Downs is close by for a generous stretch of green space, with London Fields and Hackney Marshes also within easy reach.

- You're well placed for Dalston and Lower Clapton, with local favourites including My Neighbours the Dumplings, Casey's, The Crooked Billet and The Clapton Hart nearby.

- Hackney Downs and Hackney Central stations provide connections across East and North London and towards Liverpool Street, with plenty of bus routes serving the surrounding area too.



A WORD FROM THE OWNER...

"Living here has been an absolute dream! From the amazing local coffee to the peace and quiet of the back garden, it has been the perfect home. "

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