LOVE
LIVING



Flat 31, 9 Cresset Road, London, E9 6FS

Offers in excess of £450,000

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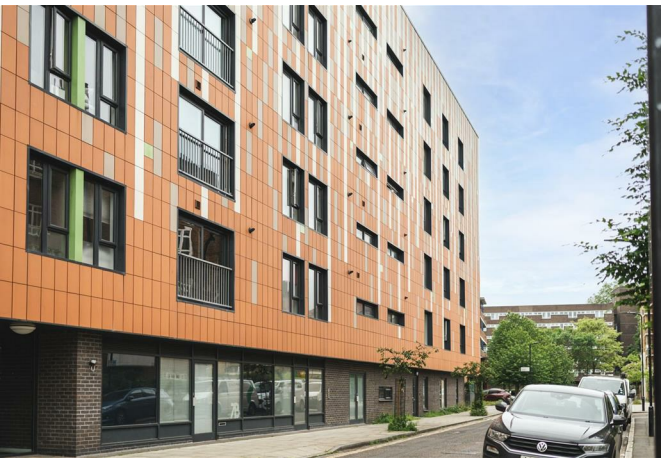
Flat 31, 9 Cresset Road

London, E9 6FS

- Large balcony and separate Juliette balcony
- Two bedrooms
- Moments from Well St and Victoria Park
- Open plan living
- Modern development
- Light filled throughout

The Home -

Positioned on the fourth floor is this two bedroom apartment within an iconic modern development offering a light filled interior and large balcony with far reaching views. Located in the heart of Hackney and next to the thriving Well Street, the flat benefits from modern styling, plenty of natural light, balcony and communal roof terrace.





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The Indoors

The building has a distinctive and dynamic façade. Entry is to a well-kept communal hallway which has lift and stair access to the apartment on the fourth floor.

The main living space is wonderfully large with a clear distinction between the seating area and the adjacent kitchen and dining space. The room spans the full width of the apartment, its breadth accentuated by the expansive floor-to-ceiling steel-framed windows that draw in a wonderful quality of natural light. The kitchen area has high quality cabinetry, white gloss door and plenty of worktop space ideal for food preparation. Sliding doors open to the Juliette balcony with far reaching views.

The two peaceful bedrooms sit adjacent off the inviting main hallways with ample storage and integrated wardrobes. The main bedroom has sliding doors leading to a large balcony. The second bedroom is currently set up as a home office but can comfortably fit a double bed.

The bathroom is fully tiled with built in bath, wash hand basin and W/C.

The Outdoors

The balcony is accessed from the main bedroom and provides the perfect spot to unwind and take in the far reaching views over Hackney.



Loving The Location

Ceramic Works is positioned moments from Well St with a fantastic array of local amenities, coffee shops and notable eateries such a Well St Pizza and Kenton Arms.

Hackney Wick is nearby and lies between Victoria Park and the River Lee. Once a bustling industrial area, it now draws an eclectic and creative crowd. Since the 2012 Olympics, it has seen a significant influx of cultural investment, with new developments and facilities in easy reach of this house. There are numerous restaurants and bars, including the Michelin-starred Cornerstone, as well as Silo and Crate Brewery.

The Here East campus, The Breakfast Club, Randy's Wings, Mother and Gotto is a short walk away and operates as a co-working hub and cultural centre, while award-winning theatre and music venue The Yard is also close by.

The amenities of the Olympic Park are close at hand, where the East Bank, a new world-class cultural quarter, is now under construction, with new facilities for the V&A Museum, Sadler's Wells Theatre, the BBC and the London College of Fashion, as well as a new campus for UCL.

Homerton station, is minutes away and runs direct services to Stratford and Highbury & Islington on the London Overground.

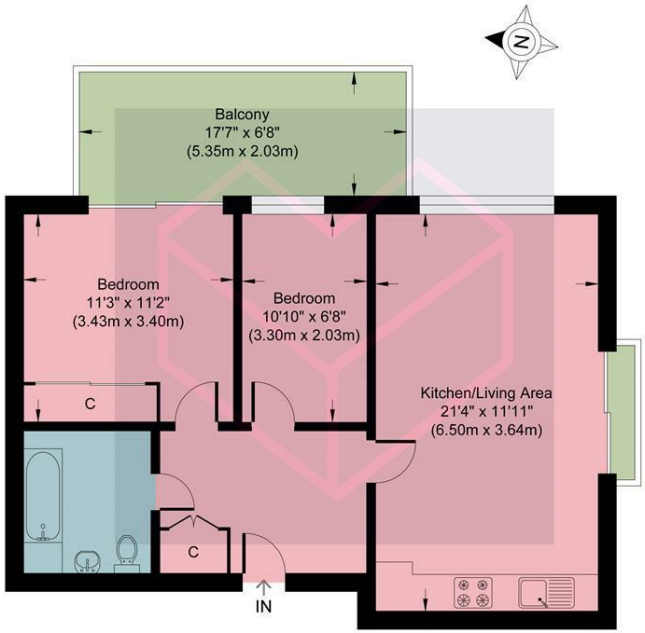






Floor Plans





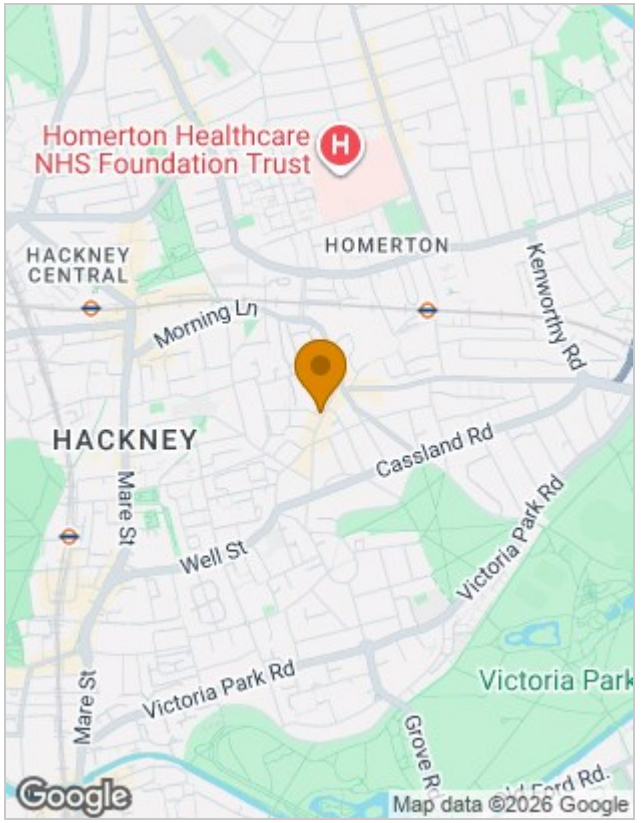
Fourth Floor

Cresset Road

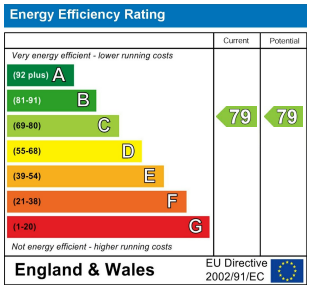
Approximate Gross Internal Area 57.53 sq m / 632.16 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Location Map



Energy Performance Graph



Viewing

Please contact our Love Living 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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