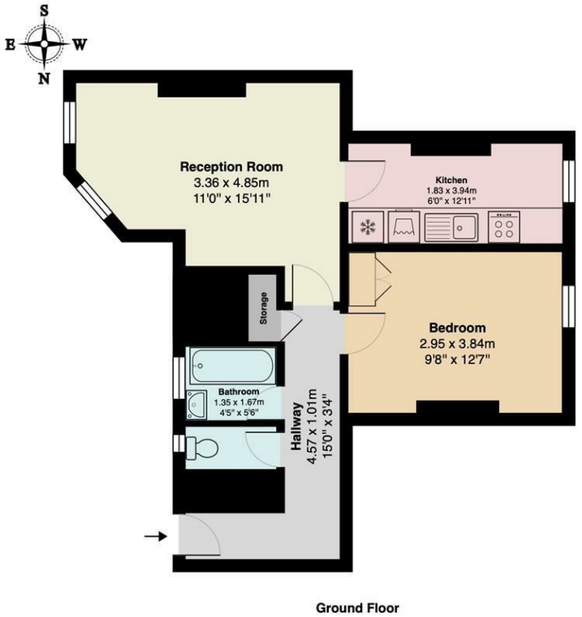



Ground Floor

Total Area: 47.9 m² ... 515 ft²

All measurements are approximate and for display purposes only

Hallway
14'11" x 3'7"

WC

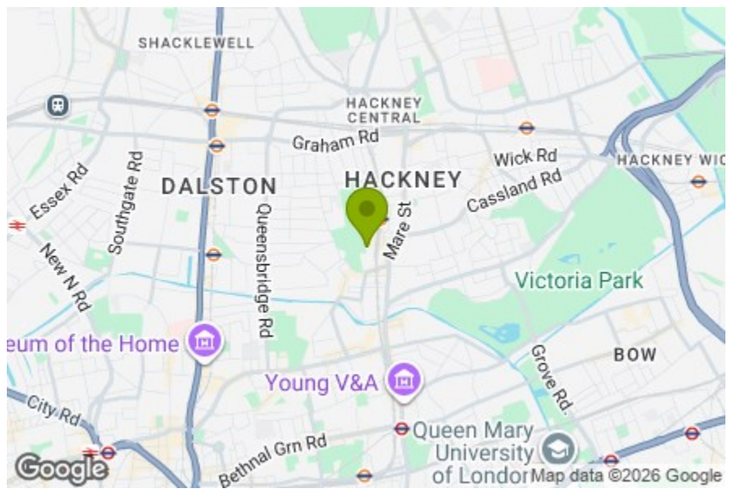
Bathroom
4'5" x 5'5"

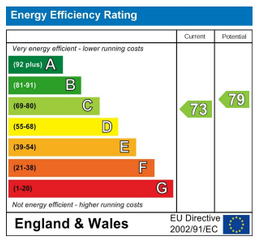
Storage

Bedroom
9'8" x 12'7"

Reception Room
11'0" x 15'10"

Kitchen
6'0" x 12'11"




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# LONDON FIELDS EAST SIDE, HACKNEY

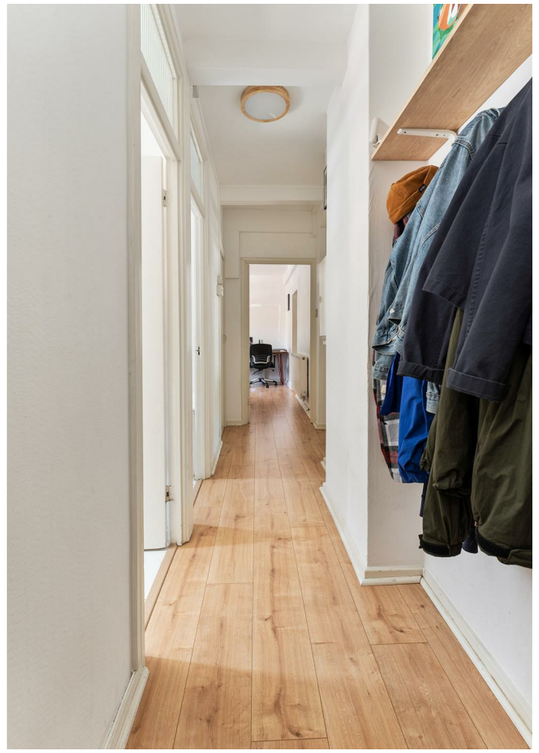
## Offers In Excess Of £365,000 Leasehold
## 1 Bed Flat

**Features:**

- One Bedroom Apartment
- Own Front Door
- Incredible Location
- In the Heart of London Fields
- Chain Free

Set in one of Hackney's most sought-after locations, this bright and well-proportioned one bedroom apartment places you right in the heart of London Fields, moments from the park itself, Broadway Market and some of East London's best-loved independent cafés, restaurants and shops. Offered chain free and with its own front door, it's a home that combines everyday practicality with an exceptional neighbourhood setting.

REQUEST A VIEWING
0208 520 3077















IF YOU LIVED HERE..

Stepping through your private entrance, a long hallway guides you through the apartment, creating a pleasing sense of separation between the living and sleeping spaces. The reception room is wonderfully generous at over 18ft in length, with large windows drawing in plenty of natural light and offering ample room for both relaxing and working from home. Clean, neutral décor and light flooring enhance the feeling of space, while the layout feels easy and adaptable to everyday life.

The kitchen sits separately from the living area and is smartly fitted with contemporary cabinetry, plentiful worktop space and room for all the essentials. The double bedroom is calm and comfortable, with space for storage alongside the sleeping area, while the bathroom is neatly finished with a full-sized bath and overhead shower. Throughout, the apartment is well cared for and ready to move straight into, making it an excellent first home or city base in an address that rarely needs much introduction.

WHAT ELSE?

London Fields is quite literally on your doorstep, offering open green space, tennis courts, a lido and one of East London's most loved spots for summer evenings and weekend picnics.
Broadway Market is moments away, lined with independent favourites including Climpson & Sons, Violet Bakery, Hill & Szrok and a celebrated Saturday market that draws visitors from across the city.
London Fields Overground Station is a short stroll away, while nearby Hackney Central and Hackney Downs provide excellent connections across London. Local favourites including Brunswick East, Pophams, Tom's Pasta and Pub On The Park are all within easy reach.



A WORD FROM THE EXPERT..

"I feel right at home living in Hackney, even though I am originally from Greece. You can be yourself, wear what you like and always feel welcome. The multicultural spirit shines through in the cafés, restaurants, shops and bars. From specialty coffee and Michelin star dining to parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway Market are full of community energy, great food and local makers. The marshes are ideal for dog walks, and nearby you can stop by the Princess of Wales for a Sunday roast, Here East for brunch or Crate Brewery for pizza and a local beer. Homes range from Victorian and Georgian houses to red brick local authority blocks and modern developments with shared roof terraces. I have truly found my place in Hackney, and it holds a special spot in my heart".

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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