



LOVE LIVING
HACKNEY



7a Horton Road, London, E8 1DP

Offers in excess of £475,000





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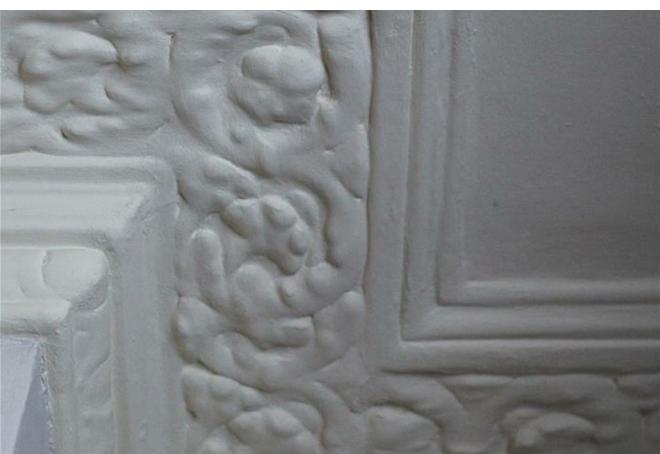
7a Horton Road

London, E8 1DP

- Victorian conversion
- Moments from London fields
- Period features
- Private West facing garden with potential to extend (subject to the usual planning consents)
- Close to Broadway Market/London Fields
- Quiet location

The Home -

Located just moments from London Fields and the ever popular Broadway Market. This wonderful ground floor Victorian conversion is positioned in one Hackney's quietest and most desirable roads. A private, west facing garden presents great potential to extend the property (subject to the usual planning consents). Also blessed with Sash windows that allow the natural light to radiate throughout and great ceiling height. Horton Road is a five minute walk to Hackney Central overground station which provides swift access to the city and beyond. London Fields overground station is also a very short walk away plus numerous bus routes serve the area.



The Indoors

The living room has a large double glazed sash window that allows the light to flow into the space, ornate original cornicing and great ceiling height. In the hallway there is a handy storage cupboard and leads to the bedroom which is a good sized double with a west facing window. The kitchen is equipped with work top space and newly installed pine shelving, there is a new oven/hob and a window. The bathroom has a heated towel rail, a window, sink, bath with shower attachment and a W.C.

The Outdoors

The peaceful rear garden faces west and presents a wonderful opportunity to enlarge the property (subject to the usual planning consents)

Loving the location

Horton Road is perfectly positioned to enjoy the best of London Fields, Wilton Way, Mare Street and Broadway Market. London Fields's heated lido and tennis courts are



a short walk from the front door.

There are many fantastic restaurants locally, notably Pophams Bakery, Lardo, Little Duck, and Violet Cakes on Wilton Way. Weekly markets take place at Victoria Park, with Broadway Market also a short walk away. E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread, and nearby Netil Market is a thriving hub of restaurants, breweries and coffee roasters.

Hackney Central runs direct services to Stratford and Highbury & Islington on the London Overground, and London Fields offers direct trains to Liverpool Street. Bethnal Green Underground Station, easily accessible by bus, has excellent links to central London via the Central Line.





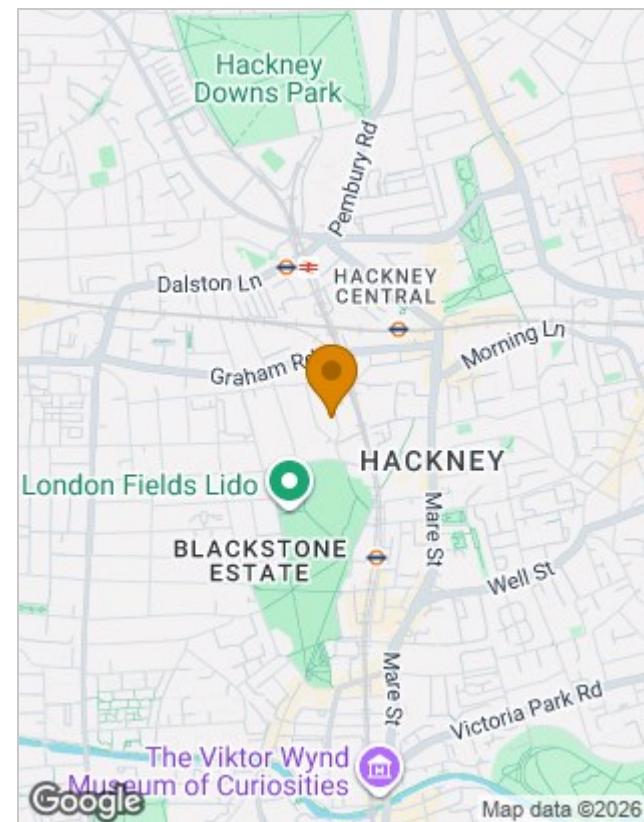
Floor Plans



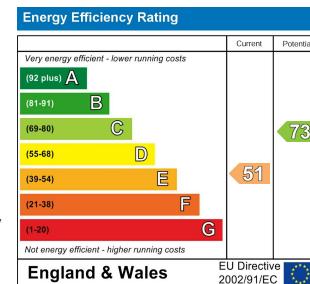
Viewing

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.

Location Map



Energy Performance Graph



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.