

Balcony

Kitchen/Reception
10'4" x 24'10"

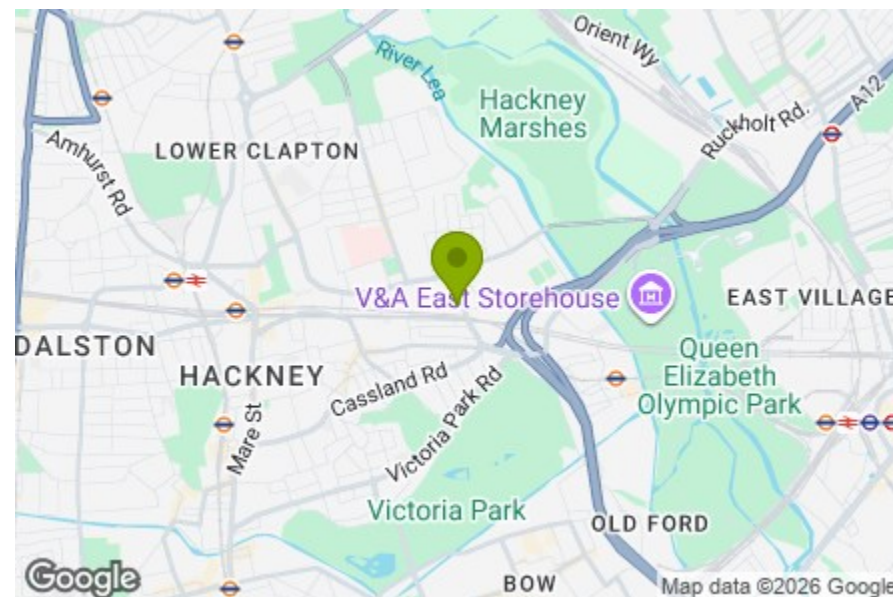
Bedroom
9'9" x 17'3"

Bathroom

Bedroom
14'7" x 8'11"

Total Area (Excluding Balcony): 69.3 m² ... 746 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WARD LANE, HOMERTON

Offers In Excess Of £475,000 Leasehold 2 Bed Apartment



Features:

- Two Bedroom Property
- Second Floor
- Private Parking Space
- Beautifully Presented Throughout
- Moments From Homerton Station
- Short Walk to Victoria Park
- Approx 746 Square Foot

A bright and beautifully finished two-bedroom apartment set on the second floor of a well-designed development in East London's thriving Homerton, just moments from the station, with the greenery of Victoria Park a short hop further. As for the home itself, highlights include the bright open plan living area, immaculate decor, a large amount of storage and private balcony. It's all beautifully finished and ready to be enjoyed.

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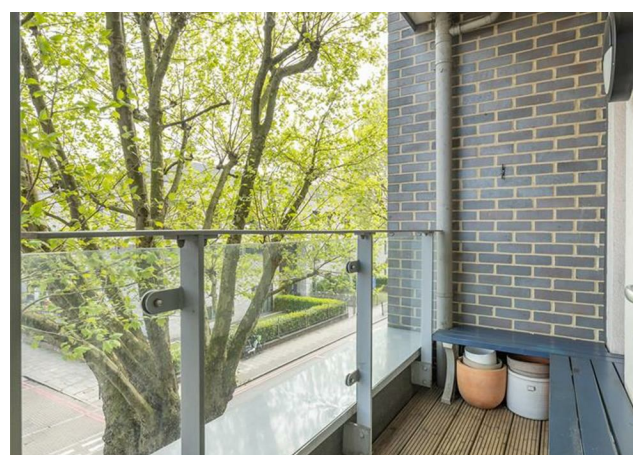
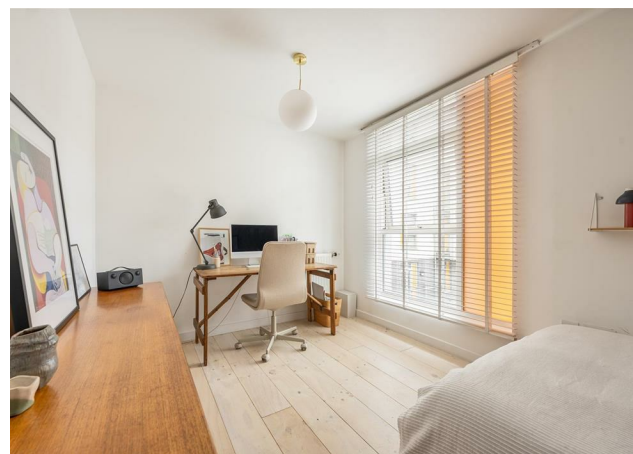
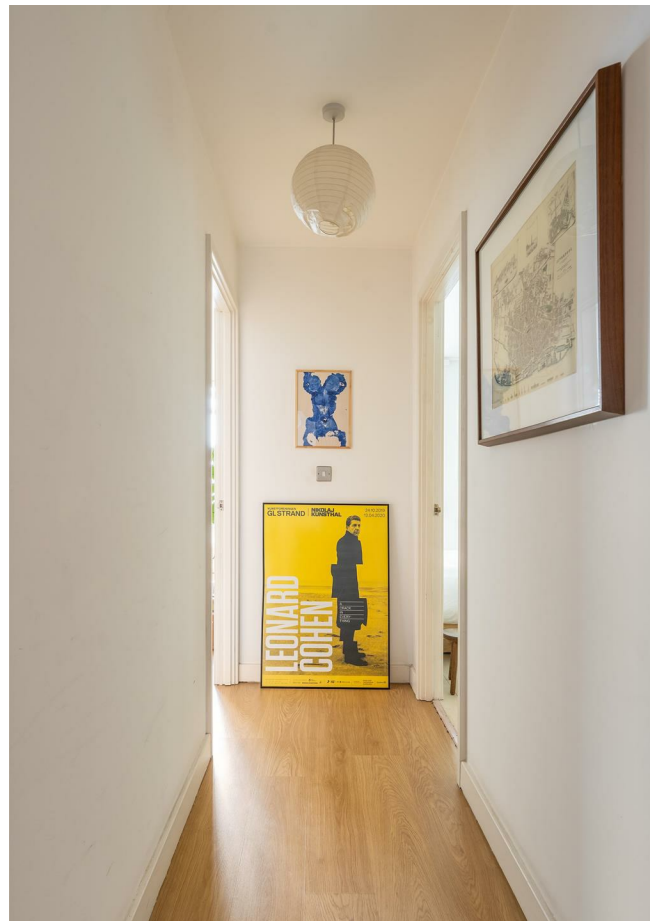
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IF YOU LIVED HERE...

Spread out over 746 square feet, this is a perfectly formed apartment in a wonderful Zone 2 location. It's been lovingly finished, so settling in will be a pleasure whether you keep the minimalist aesthetic or fill it with your own touches.

The open plan kitchen/living area is full of natural light thanks to the generous window, which almost takes up an entire side. The clever design means the smart kitchen has a defined area without the flow of light being impacted - and there's space for dining as well as lounging. When you're not relaxing by the window or using the high spec appliances in your kitchen area, you'll love chilling on your spacious balcony and making the most of the second floor views (this height of course means you also benefit from energy efficiency).

The bedrooms are both just as neatly finished with smart decor and the same engineered flooring - one even has fantastic in-built storage. The bathroom is spacious and contemporary.

As for beyond, Homerton is a brilliantly thriving part of East London, with easy

access to several surrounding neighbourhoods. As well as having the delights of Hackney Central and Victoria Park Village less than 25 mins away, you've got the buzzing Chatsworth Road and Lower Clapton Road nearby.

Transport is plentiful in this area with some excellent bus routes nearby, as well as Homerton station ten mins away, which is served by the Mildmay Overground route, where you can easily access the London Underground at Stratford or Highbury & Islington.

WHAT ELSE?

- You've got one of London's loveliest movie theatres, the Castle Cinema, ten minutes away - grab a drink at the bar there and enjoy one of the latest flicks without worrying about the schlep home. Right next to it, you'll find the Hackney branch of beloved grocery store, Eat 17.

- Despite all the urban buzz, this area has a surprisingly large amount of green space. Hackney Marshes and Victoria Park are both strolling distance, with the latter home to some internationally renowned festivals including All Points East Festival and Field Day.

- If you want to ramp up your nightlife, you'll be delighted to find that MOTH club and Oslo are close by - two excellent live music venues.



A WORD FROM THE OWNER...

"I've absolutely loved living here for the last 7 years. When I first viewed the property, I fell in love with the treehouse-like feel that the main bedroom and living room create, as well as the spacious bedroom proportions. The location is amazing - less than 10 minutes walk to Victoria Park, Chatsworth Road and Well Street. The neighbours are lovely too. And in the summer, the front balcony gets the sun from lunchtime to evening - it's a great place to chill and read or have a nice glass of wine."

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