

Total Area (Excluding Balcony): 65.8 m² ... 708 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.

Kitchen/Lounge/Diner
16'9" x 24'11"

Storage

Bedroom
8'0" x 15'4"

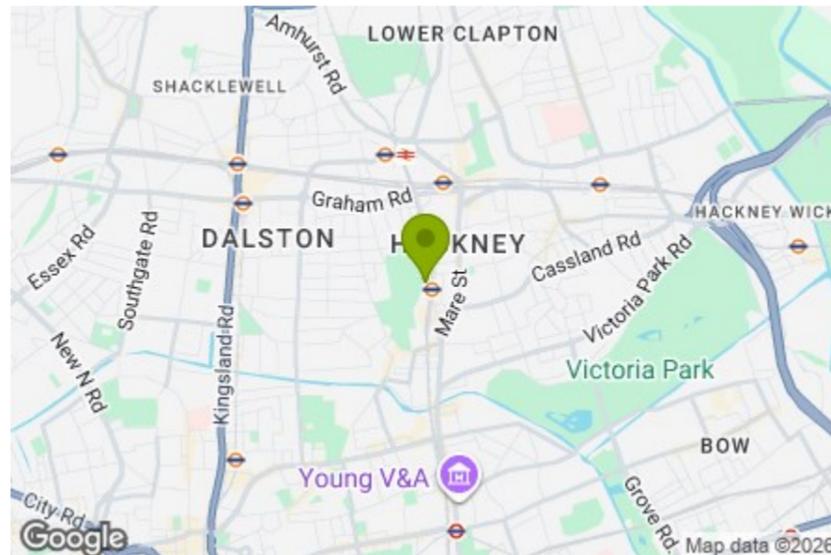
Storage

Bedroom
8'5" x 15'4"

Ensuite

Bathroom
5'8" x 7'1"

Balcony



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	82
(69-80) C	
(55-68) D	
(39-54) E	57
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



MARTELLO STREET, HACKNEY

40% Shared ownership £260,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Property
- Two Bathrooms
- Overlooking London Fields
- Fantastic Location
- Moments From London Fields Station
- Short Walk to Hackney Central
- Private Balcony
- 40% Shared Ownership

For the sale of 40% shared ownership

This two-bedroom apartment offers a thoughtfully arranged layout with the added benefit of two bathrooms, creating a comfortable and flexible home. Overlooking London Fields, the property enjoys an attractive outlook and a strong connection to the surrounding green space. London Fields Station sits just moments away, with Hackney Central within a short walk, providing excellent access across the city. A private balcony extends the living accommodation, offering an outdoor retreat linked directly to the main living area. Together, these features create a home that combines an appealing setting with a versatile and inviting interior.

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IF YOU LIVED HERE...

Set within an impressive period building, the striking brick façade and detailed window surrounds give the property a strong architectural presence. Framed by mature trees and open green space, the approach feels beautifully established, offering an immediate sense of character before you even step inside. The apartment itself is arranged around a welcoming hallway that connects the home with ease, including a built-in storage cupboard that keeps everyday essentials neatly tucked away. From here, the living accommodation opens into a generous kitchen, lounge and dining area, where the layout allows each zone to sit comfortably alongside the next. There is clear room for a full dining table and a substantial seating area, while glazed doors draw you through to the balcony and allow daylight to travel across the room. It is a setting that feels equally suited to relaxed evenings and hosting friends. Stepping outside, the balcony opens up views across the park and mature trees opposite, extending the living area outdoors with an outlook that gently shifts through the seasons. Both bedrooms are thoughtfully proportioned and include built-in wardrobes, with the main bedroom benefitting from direct access to an ensuite. The second bedroom also comfortably accommodates a double bed, making it a flexible option for guests or working from home. Completing the layout is a well-sized bathroom, finished with clean-lined tiling and featuring a bath with an overhead shower, rounding off a home

that feels balanced, light-filled and easy to settle into. Just beyond the front door, the surrounding neighbourhood offers an exceptional choice of places to eat, drink, and unwind, with London Fields right on the doorstep providing a broad stretch of green space for walks and outdoor time. Pub on the Park offers a popular setting for drinks and food overlooking the park, while the nearby Lido draws swimmers throughout the year. From speciality coffee spots such as Climpson & Sons Café to destination dining at Behind, the streets are lined with cafés, restaurants, pubs, and independent local favourites. Broadway Market adds further variety, bringing together street food, produce stalls, independent shops, and a constantly evolving mix of places to stop, browse, and eat, giving the area a lively and well-established food and drink scene. WHAT ELSE? Transport links are close at hand, with London Fields Station just a one-minute walk away for swift routes across the city. Hackney Central can be reached in around twelve minutes, while both Hackney Downs and Cambridge Heath are approximately a sixteen-minute walk, offering a choice of lines and connections for commuting or heading further afield.



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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