



# LOVE LIVING

HACKNEY



5A Brett Road, London, E8 1JP NOT  
OBSTRUCT  
Offers in excess of £475,000





# 5A Brett Road

London, E8 1JP

- One bedroom Victorian apartment
- Retains period features including sash bay windows and original fireplace
- Open plan kitchen/ living area
- Private paved garden
- Hackney Central Station is less than 1 minute away
- Prime location moments from the new and improved Hackney Central and shopping facilities

## The Home -

This well designed one bedroom apartment occupies the lower ground floor of a former Victorian residence on Brett Road. The interior combines modern finishes with period character, including sash bay windows and an original Victorian fireplace, alongside features such as double french doors and marble worktops. The layout makes excellent use of space, with each area arranged to suit a range of lifestyles. Cleverly integrated storage is positioned throughout, providing solutions while keeping the apartment uncluttered and easy to live in.

The apartment is ideally located close to Mare Street and Amhurst Road, within a lively and diverse neighbourhood offering a wide selection of cafés, shops and everyday amenities. Transport connections are excellent, with Hackney Central station approximately two minutes' walk away, and Hackney Downs and Dalston Junction also within easy walking distance.



## The Indoors

On entering the property, you arrive in a hallway where built-in storage at the rear provides a convenient space for coats and shoes. A second door leads into the main hallway, which connects to all rooms. To the right is the open plan kitchen and living area. This bright space features the original fireplace and well positioned double French doors that allows plenty of natural light into the room. An squared arch wall creates a gentle separation between the kitchen and living areas while maintaining an open feel. The kitchen offers generous cupboard space and includes an integrated oven and hob. The bedroom is positioned just off the hallway and provides enough room for a double bed along with built-in storage. Bay windows bring in plenty of natural light and add to the character of the room. The bathroom is finished with detailed tiling and includes a full-size bath with a fixed overhead shower, along with modern fixtures and fittings.

## The Outdoors





Outside, a private paved garden provides an attractive outdoor area suitable for seating, potted plants or a barbecue, and serves as a natural extension of the living space.

### Loving the Location

The apartment is excellently positioned for the best of east London, with the green spaces of Hackney Downs, London Fields (with its lido and access to Broadway Market) and Clissold Park all close at hand, while the wild open spaces of Hackney & Walthamstow Marshes are a little further afield. This part of east London is well known for its exciting food scene, with a wonderful range of bars, restaurants and cafes including Little Duck | The Picklery, Brilliant Corners and E5 Bakehouse, plus many excellent pubs such as The Spurstowe Arms.

Brett Road is a short walk from Hackney Downs and Hackney Central stations, for services to Highbury & Islington, Shoreditch High Street and Canada Water on the East London Overground Line. Regular services run from Hackney central station to Liverpool Street and is close by.

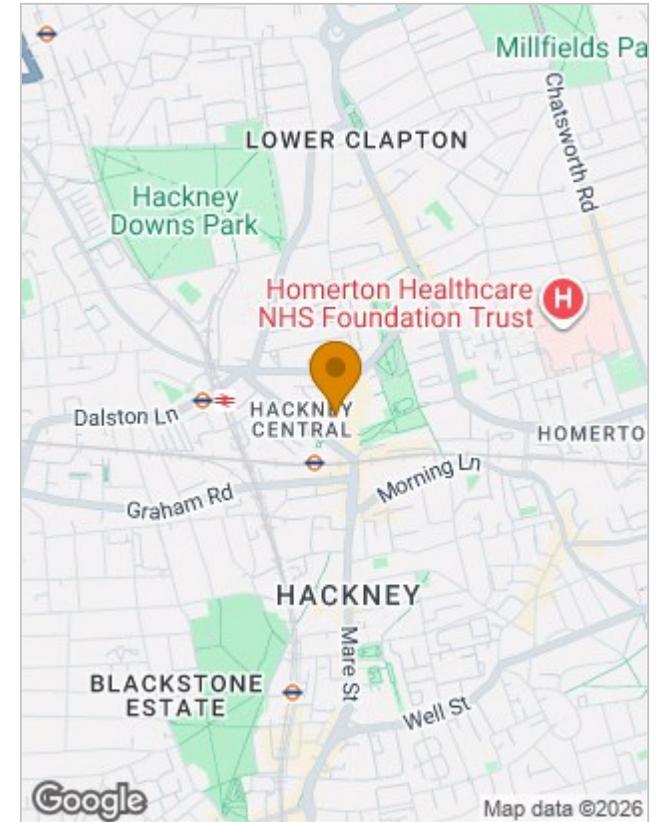




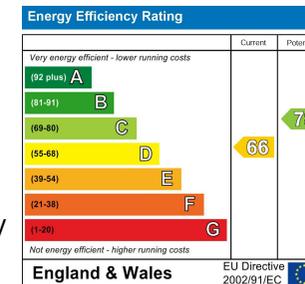
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

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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