



Reception Room/ Kitchen
16'7" x 19'7"

Bedroom
9'0" x 12'1"

Bathroom
5'1" x 7'3"

Garden
10'11" x 11'1"



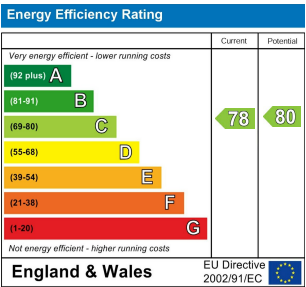
SANDRINGHAM ROAD, HACKNEY
Offers In Excess Of £400,000 Leasehold
1 Bed Flat



Features:

- One Bed Garden Flat
- Chain Free Sale
- Perfect For First Time Buyers
- Over 500sqft
- Private Garden
- Excellent Location

Set on a well connected stretch of Sandringham Road, this chain free one bedroom garden flat offers bright, easy to maintain living with private outside space and a location that puts some of Hackney's best cafés, parks and transport links within easy reach. Thoughtfully arranged and ideal for first time buyers, it's a home that balances everyday practicality with all the character and energy that makes E8 such a popular place to live.



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IF YOU LIVED HERE....

Step inside and a central hallway leads you through the home. The reception room and kitchen are arranged in one generous open plan space, creating a sociable setting for cooking, dining and relaxing. Large windows and glazed doors draw in plenty of natural light, while the clean white kitchen is fitted with contemporary cabinetry, integrated appliances and generous worktop space. There is ample room for both a dining table and comfortable seating, making it an easy space to settle into.

Glazed doors open directly onto your private garden, a paved outdoor space that's ready for morning coffee, summer meals or a collection of pots and planting. Back inside, the double bedroom is quietly positioned away from the living space, while the bathroom sits alongside with a modern white suite and shower over the bath. With over 500 square feet of well planned accommodation, the layout feels straightforward and comfortable, with everything in the right place for day to day living.

WHAT ELSE?

- Mare Street, the epicentre of Hackney's legendary nightlife, is a short distance away, with an eclectic collection of bars, restaurants and live music venues to explore.
- Independent favourites including Pophams Bakery, Violet Cakes, Brunswick East and the cafés and restaurants around Broadway Market are all within easy reach.
- Dalston Kingsland is the closest station, with Overground services providing quick connections across East London and beyond.



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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