



LOVE LIVING  
HACKNEY



20 Regents Wharf, E2 9BD

£3,750







# 20 Regents Wharf

, E2 9BD

## The Home -

Regents Wharf is a beautifully designed three-bedroom home that balances light, flow, and functionality. Spacious and thoughtfully arranged, it features an open-plan kitchen and reception room that seamlessly connects to a private courtyard garden. Upstairs, three bright and versatile bedrooms offer flexibility, while refined material choices create a sense of warmth and clarity throughout. Perfectly positioned along Regent's Canal, the home sits within easy reach of Broadway Market, London Fields, and excellent transport links, making it an ideal retreat in the heart of East London.



£3,750



## The Indoors

At the core of the home, the kitchen and dining area is a space designed for both gathering and solitude. Two large windows, including an almost full-height feature, invite an abundance of natural light, accentuating the warm timber flooring. The design is inherently uncluttered, with ample cabinetry ensuring everything has its place. A built-in oven and hob integrate seamlessly, while space for a freestanding fridge-freezer keeps the layout versatile. Overhead, industrial-inspired pendant lighting adds a refined contrast to the room's organic textures.

Extending from the kitchen, the reception room feels inherently calm and grounded. A large glass door blurs the boundary between inside and out, leading to the private courtyard garden beyond. The light shifts throughout the day, playing across the timber floors and neutral walls. Generous proportions allow for a relaxed seating arrangement, while the garden aspect ensures a constant connection to nature.

Ascending the staircase, the layout is arranged with clarity and intent. The primary bedroom, positioned at the front, is defined by its generous windows, allowing light to pour in. Thoughtfully proportioned, it accommodates a double bed, wardrobe, and additional storage, without ever feeling constrained. The main bathroom, set just along the hallway, is designed with a focus on materiality and function. A bath with an overhead shower, heated towel rail, and minimalist fittings lend simplicity. Two additional bedrooms sit towards the rear, both with ample natural light and space for versatile use. Whether as guest rooms, home offices, or creative studios, these spaces offer adaptability without compromise.

## The Outdoors





Shielded from view, the private courtyard garden acts as an extension of the living space. It is quiet, understated, and effortless, offering a setting for morning coffee. The simplicity of the design allows for personal interpretation, whether through planting, or seating.

### Loving The Location

Regents Wharf is located on the banks of the Regent's Canal which is a landmark of East London that runs through the borough from Stratford/Hackney Wick, all the way to Islington and beyond. The apartment is positioned between some of the City's most vibrant areas, with Broadway Market, Shoreditch, Bethnal Green, London Fields, Dalston and Victoria Park all within a 15-minute walk. An abundance places to eat, drink and shop are on the doorstep, such as Café Cecelia across the Road and Brat at Climpson's Arch. Elliot's, Leroy and Bistroteque restaurants are all nearby. Broadway Market itself has a huge array of cafes, pubs, and restaurants to enjoy and on Saturdays it comes alive with the Market that brings wonderful food options and Vinyl, clothing stalls aplenty. London Fields is a short walk away and nestled in the middle is the famous London Fields Lido.

Andrews Road lies between London Fields station and Cambridge Heath Station (Overground) and Bethnal Green station (Central Line) is situated a 10-minute walk south. Numerous bus routes serve the area.







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.

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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Location Map



Energy Performance Graph

