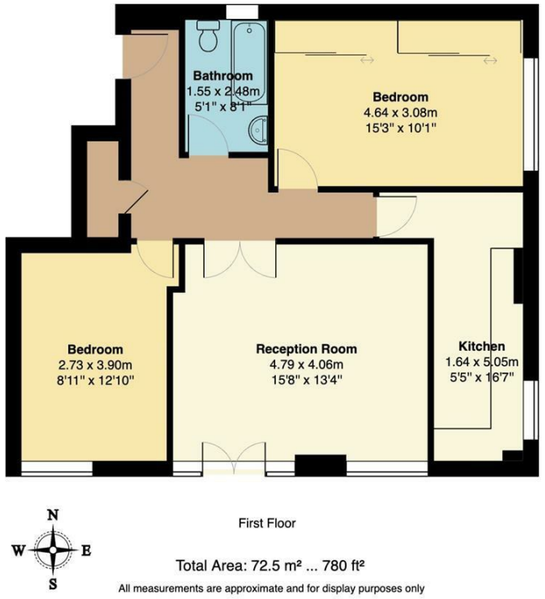


First Floor

Total Area: 72.5 m² ... 780 ft²

All measurements are approximate and for display purposes only

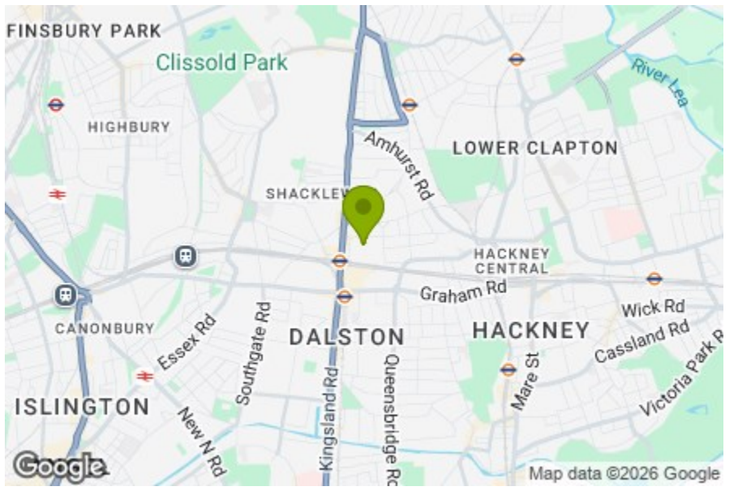
Bathroom
5'1" x 8'1"

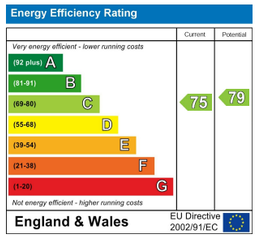
Bedroom
15'2" x 10'1"

Kitchen
5'4" x 16'6"

Reception Room
15'8" x 13'3"

Bedroom
8'11" x 12'9"





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TIME SQUARE, HACKNEY

Offers In Excess Of £685,000 Share of Freehold
2 Bed Flat

Features:

- Two Bedroom Flat
- Victorian Factory Conversion
- Share Of Freehold
- 780 sq.ft
- Naturally Bright
- South Facing Reception Room
- Beautifully Presented Throughout
- Secure Parking
- Gym

Forming part of a beautifully converted former Victorian factory, this attractive two-bedroom apartment is set within a peaceful, gated residential development. Residents benefit from a planted communal courtyard, a roof terrace, secure parking and a residents' gym, offering a distinctive combination of character, privacy and convenience in the heart of Hackney.
Hackney Downs and London Fields are also nearby, giving you plenty of green space to choose from.

REQUEST A VIEWING
0208 520 3077



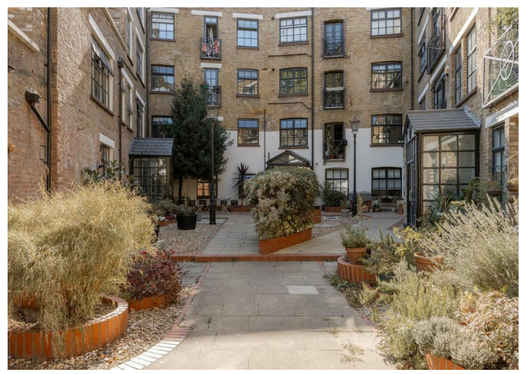












REQUEST A VIEWING
0208 520 3077

IF YOU LIVED HERE...

At around 780 sq ft, the apartment has a naturally bright interior and a well-planned layout. The south-facing reception room is a real focal point, with wood flooring and windows across two sides drawing in plenty of daylight. There's room for distinct sitting and dining areas, while glazed double doors lead through to the separate kitchen. Here, red cabinetry brings a confident hit of colour, with plenty of worktop and storage space. The bathroom is accessed from the hallway and has a bath with shower above.

Both bedrooms sit separately from the main living space. The larger bedroom has an extensive run of fitted wardrobes, while the second is currently arranged as a home office, showing how easily the room can adapt to different needs. The apartment is beautifully presented throughout, with a mix of warm flooring, neutral walls and carefully chosen colour. The gated development also comes with private parking for a car, two secure bike sheds and an on-site gym, alongside a planted communal courtyard.

WHAT ELSE?

Dalston is close at hand for a great mix of independent food and drink, including The Dusty Knuckle, Acme Fire Cult and Mangal II, alongside the shops and stalls around Ridley Road Market.
Stoke Newington is nearby too, with Church Street offering plenty of independent places to eat and drink, while Clissold Park gives you another excellent stretch of green space.
Dalston Kingsland and Dalston Junction Overground stations are both within easy reach, providing useful connections across East and North London, with plenty of local bus routes running through the surrounding area.



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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