

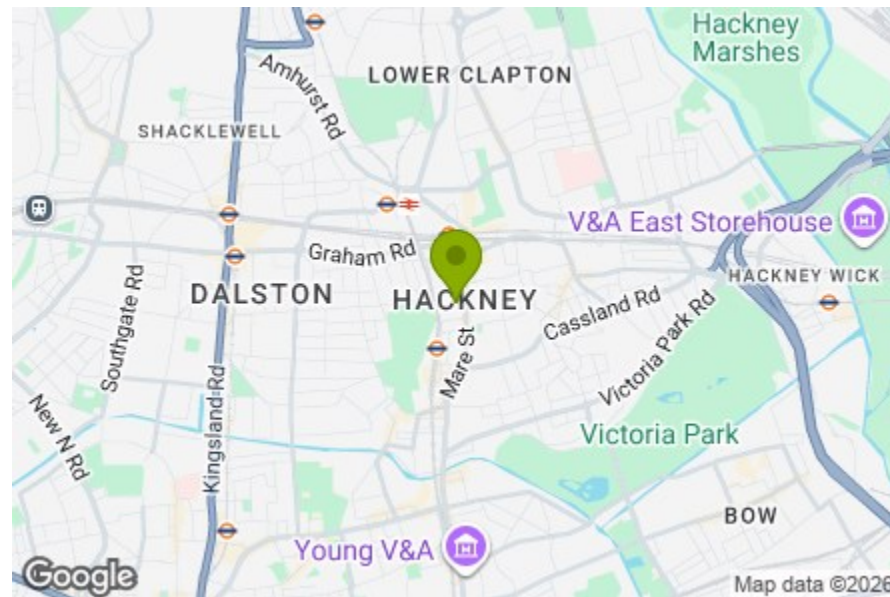
Reception  
10'7" x 10'7"

Kitchen  
6'5" x 10'7"

Bedroom  
10'5" x 10'3"

Bathroom  
5'7" x 7'3"

Total Area (Excluding Balcony): 38.5 m<sup>2</sup> ... 415 ft<sup>2</sup>  
 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	78
	EU Directive 2002/91/EC	



## RICHMOND ROAD, HACKNEY

Price £340,000 Leasehold  
1 Bed Flat



### Features:

- One Bedroom Property
- Purpose Built Home
- Moments from Hackney Central Station
- Short Walk to London Fields
- Chain Free
- Beautifully Presented Throughout
- Concierge and Gym

Right in the middle of Hackney's energy and colour, this first-floor one-bedroom flat sits in a modern boutique development in a prime location on the border of London Fields & Hackney Central. With 415 sq ft of bright, well-planned living space, including a separate kitchen and reception and private balcony. The building is secure and contemporary, but it's the location that makes it special. Step outside and you've got bars, cafés, restaurants, and live music venues within a few minutes' walk, plus excellent transport links that make getting across London straightforward. It's a home that lets you dive into the local buzz whenever you like - and still have a calm, comfortable space to come back to. Offered chain-free for those keen to move.

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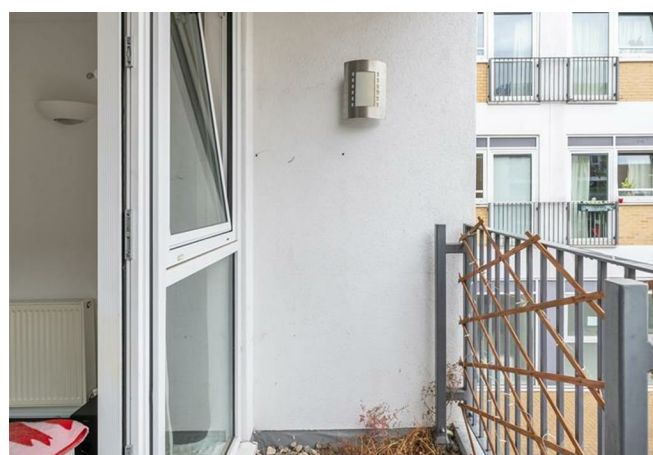
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#### IF YOU LIVED HERE...

With its bright interiors, dual-aspect light, and a balcony for a welcome breeze, this first-floor apartment puts you right at the heart of one of London's most energetic neighbourhoods. Step outside and you're surrounded by Hackney's mix of bars, cafés, restaurants, and one-off boutiques, while the secure, modern building keeps things calm when you're ready to head home.

Freshly painted and beautifully presented, the flat feels move-in ready. The hallway has a useful storage cupboard before leading you into the open-plan kitchen/reception room. Here, practical and hard-wearing engineered wood flooring runs underfoot, and the layout offers space for both a comfortable lounge area and dining table. Natural light pours in from its dual aspect: a bank of side windows and the sunny south-easterly aspect through a large glazed door opening wide into the balcony, helping keep things airy on hot summer days.

The kitchen runs neatly along the back wall in its own space but is accessed by a wide aperture for easy connected living. With white cabinetry, smart steel grey countertops and integrated appliances, there's plenty of space for meal prep.

The bedroom is a comfortable double with warm, mustard-coloured walls as well as generous natural light to make mornings that bit easier.

In the bathroom, white mosaic tiling and a simple suite keep things clean and uncluttered, with a bath/shower combination to suit both quick starts and slow evenings.

Don't miss your chance to own this stunning, centrally located flat—ideal for first-time buyers or anyone looking to invest in a property in a prime location.

#### WHAT ELSE

Hackney Central is just around the corner, giving you fast links on the London Overground. Trains take you west to Highbury & Islington for the Victoria line (perfect for the West End and King's Cross), or east to Stratford for the Elizabeth line, Central line, Jubilee line, DLR and National Rail. You'll also have direct routes to hotspots like Camden, West Hampstead, Richmond and Clapham Junction—making it easy to get anywhere in the city.

Local highlights include the amenities of Mare Street, a diverse selection of independent cafes, bars, and boutique shops on Broadway Market, along with a couple of Michelin-starred restaurants. Culture lovers appreciate the Picturehouse cinema, Hackney Empire theatre, and music gigs at Oslo Club nearby. For outdoor enthusiasts, London Fields offers a wide open green space for relaxation, complete with its much-loved, recently refurbished Olympic-sized outdoor lido—heated for year-round swimming. A little further afield, Hackney Downs Park, perfect for sports, picnics, or a leisurely stroll.



#### A WORD FROM THE EXPERT...

I feel right at home living in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone.

Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer.

Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces. I have found my home in Hackney and it holds a very special place in my heart.

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