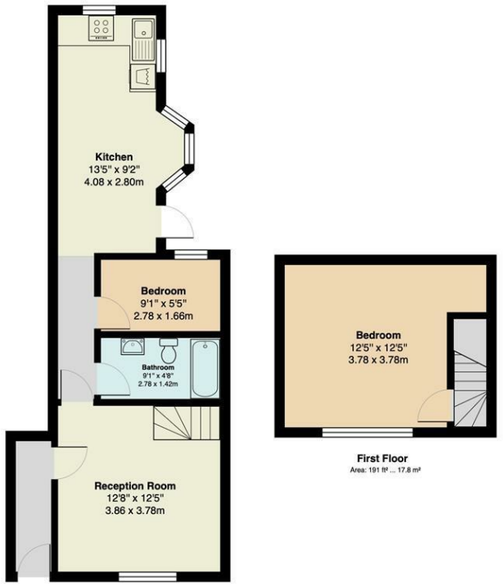


Ground Floor

GARDEN APPROX. 3.7 X 4

Total Area: 668 ft² ... 62.0 m²

All measurements are approximate and for display purposes only.
Floor Plan © London Property Photography Limited

Reception Room
12'7" x 12'4"

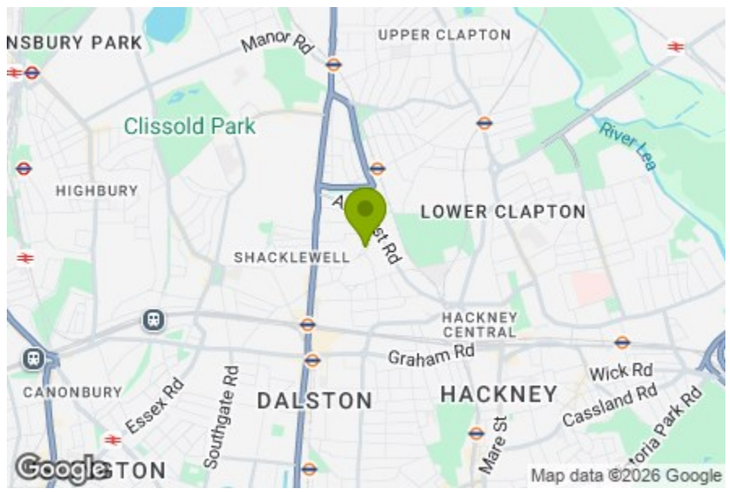
Kitchen
13'4" x 9'2"

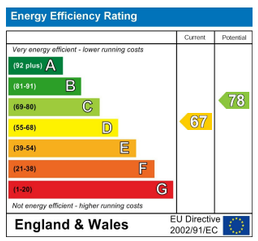
Bedroom
12'4" x 12'4"

Bedroom
9'1" x 5'5"

Bathroom
9'1" x 4'7"

Garden
12'1" x 13'1"





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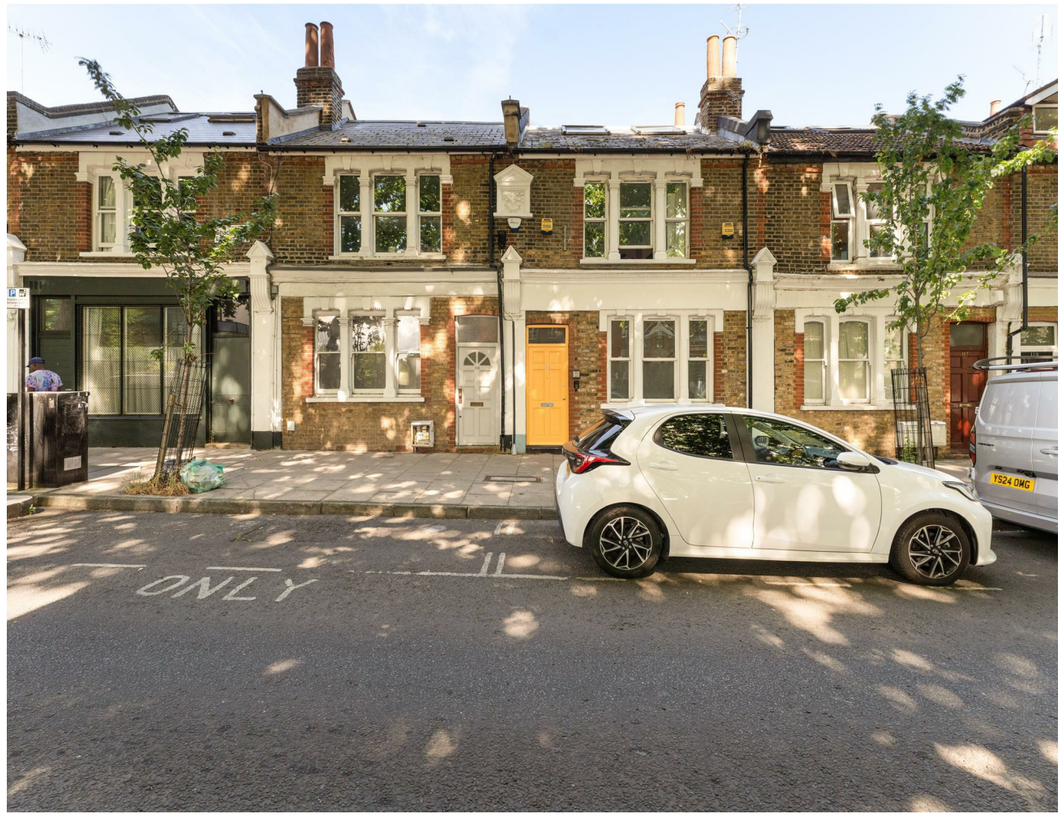
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SHACKLEWELL LANE, HACKNEY

Offers In Excess Of £600,000 Share of Freehold

2 Bed Maisonette

Features:

- Two Bedroom Flat
- Arranged Over Two Floors
- Over 660 sq.ft
- Beautifully Presented
- Moments Away from Hackney Downs Park
- Private Garden

Set across two floors with its own private garden, this beautifully presented two bedroom maisonette sits in the heart of Hackney, moments from Hackney Downs Park and within easy reach of cafés, restaurants and transport links. Positioned opposite Shacklewell Green, it enjoys an open outlook that gives this pocket of Hackney a village-like feel, while the green space also helps keep the home pleasantly cool during the warmer months. It offers a thoughtful layout and over 660 square feet of living space.

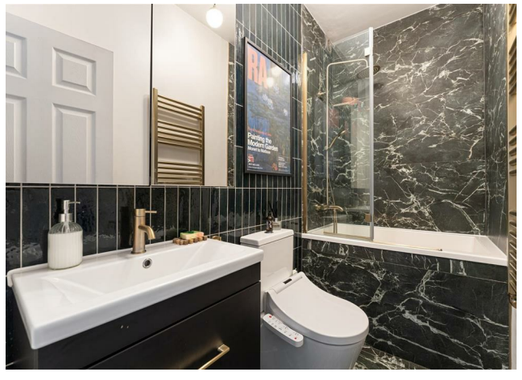
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IF YOU LIVED HERE....

Step inside and into a reception room at the front, where a window fills the space with natural light. Soft, neutral décor and wooden flooring create an easy going atmosphere, while the staircase rises neatly to the first floor.

Beyond the reception room you'll find a recently refurbished bathroom, finished with contemporary fittings and a deep Japanese bath, followed by a second bedroom that would work well as a guest room or study. At the rear, the kitchen stretches the full width of the property, offering plenty of worktop and storage space, with room for dining. A bay window draws in extra daylight, while a door opens directly onto the private garden, an enclosed outdoor space for morning coffee, summer lunches or pots and planters.

Upstairs, the entire first floor is dedicated to the principal bedroom, creating a calm and private retreat away from the living areas. Its generous proportions leave flexibility for furniture, while the separation between the bedrooms provides privacy for guests or anyone working from home.

WHAT ELSE?
- Hackney Downs Park is only moments away, with tennis courts and open green space, while Hackney Downs Studios nearby is home to independent cafés, creative businesses and community events.

- An electric vehicle charging point is positioned immediately outside the property, adding everyday convenience for electric car owners.

- Rectory Road and Hackney Downs Overground stations are both within easy walking distance, making journeys into Liverpool Street and across London straightforward. Church Street in Stoke Newington and nearby Dalston offer independent favourites including Escocesa, The Good Egg, Aun and 13th Floor, while Clissold Park is close by for weekend walks and a stop at Fink's café.



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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