



Reception Room
14'4" x 15'3"

Kitchen
6'0" x 10'1"

WC

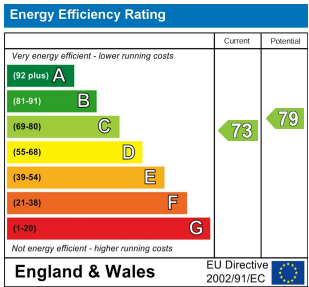
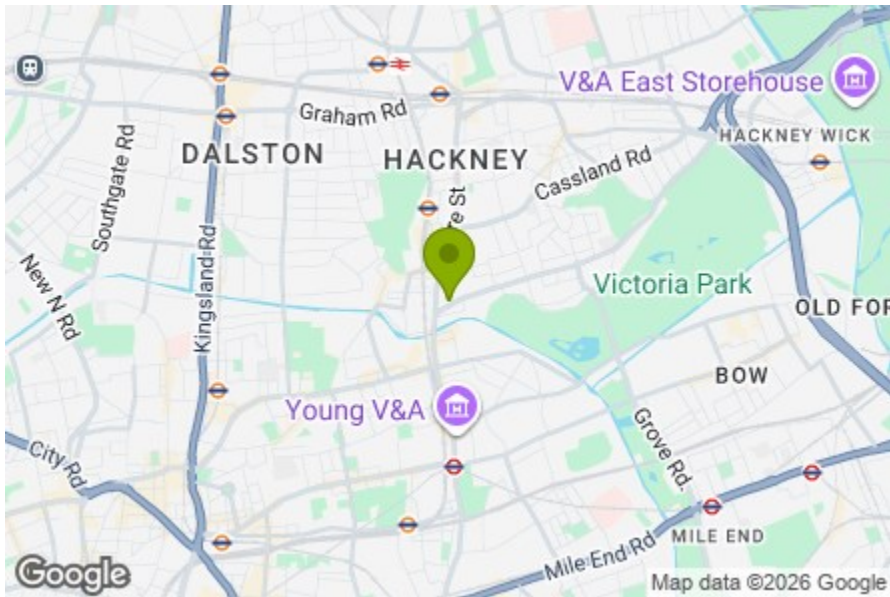
Bedroom
12'4" x 9'0"

Bathroom
6'1" x 6'9"

Storage

Bedroom
14'4" x 9'2"

Garden
14'5" x 17'8"



EARLSTON GROVE, VICTORIA PARK

Offers In Excess Of £650,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Property
- Private West-Facing Garden
- Chain Free
- Arranged Over Two Floors
- Moments From Broadway Market
- Short Walk to Victoria Park
- Close to Cambridge Heath Station
- Approx 711 Square Foot

Set on a quiet street in Victoria Park, this chain-free two-bedroom home is arranged over two floors and comes with private front and rear west-facing gardens and an allocated parking space. With the park a short walk away, Broadway Market nearby and Cambridge Heath Station close at hand, it is a home that feels well placed for both day-to-day ease and weekend wandering.

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IF YOU LIVED HERE...

A bright and welcoming home, the ground floor is centred around a generous reception room at the rear, with dark wooden flooring underfoot and direct access to the private west-facing garden. It is an easy room to relax in, with space for both seating and dining, while the westerly aspect brings a soft warmth later in the day. Just off the hall, the kitchen is neatly arranged with white cabinetry, wooden worktops and glossy tiled splashbacks, making practical use of the layout. There is also a separate WC on this floor, with potential to convert to a shower room.

Upstairs, the two bedrooms sit alongside the main bathroom and a useful storage area, giving the layout a straightforward, considered flow. The principal bedroom is particularly generous, while the second bedroom is also well proportioned and flexible. The bathroom is neatly finished with underfloor heating, and the overall arrangement across two levels helps the home feel settled and well balanced. At around 711 square feet, there is a good sense of proportion throughout, along with the added benefit of a

private garden for warmer days.

What else?

Victoria Park is close by for open green space, the much-loved Sunday market and waterside spots including The Pavilion, while Regent's Canal adds another lovely route for walking or cycling.

Victoria Park Village is within easy reach, with local favourites including Bruno and Pophams adding to the neighbourhood appeal.

Both Cambridge Heath and Benthall Green Stations are close by, making it easy to get into the city and across East London.



A WORD FROM THE OWNER...

"We've loved this home for the past decade. It's been our peaceful oasis amongst the energy and fun of Hackney. The maisonette layout, front and back gardens and private parking gives it much more of a house-like feel than a typical flat, and the location has been hard to beat.

Victoria Park is just a five-minute walk away, the canal is two minutes from the door for running and cycling, and London Fields Lido is close by for a swim. We have also loved being so near to the bakeries, cafés and bars of Broadway Market, while still being tucked away in a quiet spot off the main road.

Whilst being in the relaxed community of Victoria Park Village, there are also excellent transport links (Cambridge Heath overground and Bethnal Green tube short walks away). This would be an ideal home for young professionals or families, we hope you will love it as much as we have."

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