



**Amhurst Road, London, E8 2AW**

Offers over **£700,000**

**arley**  
property

**Bedrooms: 2 | Bathrooms: 2 | Receptions: 1**

- Two double bedrooms
- Two bathrooms
- City Skyline Views
- Arranged over the top two floors
- Finished to a high standard throughout
- No onward chain

A beautifully presented split-level Victorian conversion, superbly positioned in the heart of Hackney.

Occupying the upper floors of an attractive period building, this impressive home has been comprehensively refurbished and offers well-balanced accommodation arranged over two principal levels.

The main living space features a striking open-plan kitchen and reception room, thoughtfully designed for both entertaining and everyday living with a bespoke central island, built-in wine fridge, and all complemented by generous worktops along with engineered wood flooring throughout.

Also on this level is a well-proportioned double bedroom with plenty of space for wardrobes and additional furnishings, along with a stylish contemporary bathroom finished with modern fittings and clean, neutral tones. A versatile study area is positioned on the landing, ideal for home working or additional storage.

The upper level is dedicated to an impressive principal bedroom, offering excellent proportions with elevated views of the London City skyline to the rear, which adds to its appeal. This floor also benefits from a sleek en-suite shower room and a second study space on the landing. Useful eaves storage further enhances practicality.

Offered chain-free and with a Share of the Freehold, this home combines period character with contemporary finish in one of East London's most vibrant and well-connected locations.

## LOCAL LIFE

Perfectly located, the apartment is moments from the vibrant cafés, restaurants and independent shops of Mare Street, Shacklewell Lane and Wilton Way. The buzzing area of Hackney Central is approximately 0.4 miles to the south-east, offering a plethora of restaurants, bars and entertainment venues, while Dalston, an equally exciting East London hub, lies 0.8 miles to the south-west.

Green open space is plentiful. Hackney Downs Park is just a couple of minutes' walk away, with London Fields home to its popular Lido, tennis courts and wildflower meadow around 15 minutes on foot. The expansive green spaces of Victoria Park and Hackney Marshes are also within easy reach.

Transport connections are excellent. Hackney Downs (approx. 0.3 miles) and Hackney Central (approx. 0.6 miles) stations provide London Overground and National Rail services with swift access into Central London. There are numerous well-connected bus routes nearby, and on-street resident permit parking is available on Amhurst Road. This central Hackney setting allows the very best of East London to be enjoyed with ease.





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



**Approximate Gross Internal Area 1006 sq ft - 94 sq m**  
 Second Floor Area 52 sq ft - 5 sq m  
 Third Floor Area 608 sq ft - 57 sq m  
 Fourth Floor Area 346 sq ft - 32 sq m

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Second Floor    Third Floor    Fourth Floor

**PINK PLAN**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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