



GROUND FLOOR

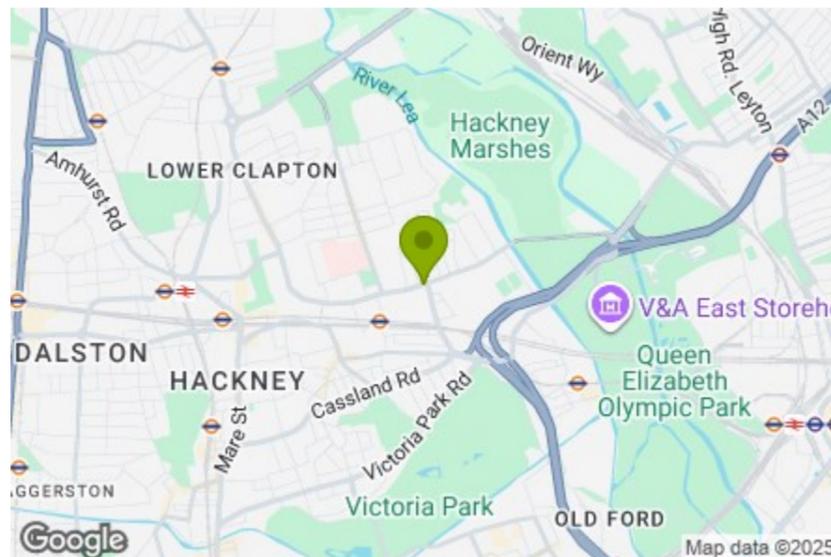
Total Area: 61.8 m² ... 665 ft²

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.

Bedroom
7'10" x 7'9"

Bedroom
14'2" x 10'11"

Kitchen / Lounge / Diner



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	71	78
	EU Directive 2002/91/EC	



HOMERTON HIGH STREET, HOMERTON Offers In Excess Of £425,000 Leasehold 2 Bed Flat



Features:

- Two Bedroom Flat
- Beautifully Presented
- Ground Floor
- Over 660 sq.ft
- Moments Away from Homerton Station

A bright and beautifully finished two-bedroom apartment set on the ground floor of a classic mansion building, which is perfectly positioned between Homerton and Hackney Central. This enviable location means you've an incredible array of top class amenities and transport links. As for at home, highlights include the bright open plan living area, immaculate decor and large amount of storage. It's all beautifully finished and ready to be enjoyed.

REQUEST A VIEWING
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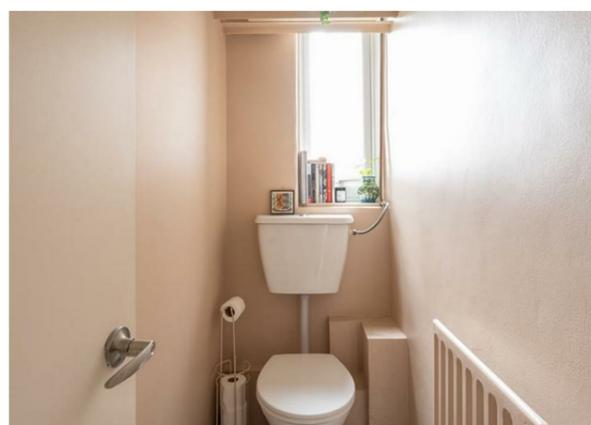
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IF YOU LIVED HERE...

Spread out over 660 square feet, this is a perfectly formed apartment in a wonderful location. It's been lovingly finished, so settling in will be a breeze.

The open plan living area is full of natural light thanks to the generous windows, meaning the decor and timber flooring are beautifully highlighted. The smart design means the kitchen has a defined area without the flow of light being impacted - and there's space for a table amongst the plentiful units.

The bedrooms are both just as neatly finished with smart decor and the same timber flooring, while the bathroom will be the perfect morning pick-up thanks to the soothing blush palette. The over-tub shower here and the separate WC will be a big convenience.

As for beyond, this is a brilliantly thriving part of East London, with easy access to several surrounding neighbourhoods. As well as having the delights of Hackney Central nearby, you've got the buzzing Chatsworth Road and Lower Clapton Road, where you'll find even more action.

Transport is plentiful in this area with some excellent bus routes nearby, as well as Homerton station, which is served by the Overground route, where you can easily access the tube at Stratford or Highbury & Islington. Hackney Central station is just a short stretch further for even more options.

WHAT ELSE?

- You're spoilt for choice when it comes to movie nights. The Hackney Picturehouse is just ten minutes away on foot and has a brilliant selection of blockbusters and indies alike, as well as a great cafe bar, while the much-loved Castle Cinema is a similar distance in the other direction.

- Despite all the urban buzz, this area has a surprisingly large amount of green space. Hackney Downs Park, London Fields and Victoria Park are all strolling distance, with the latter home to some internationally renowned festivals including All Points East Festival and Field Day.

- If you want to ramp up your nightlife, you'll be delighted to find that MOTH club and Oslo are close by - two excellent live music venues.



A WORD FROM THE OWNER...

"The property is in walking distance from Chatsworth Road (great food shops, cafes and an independent cinema we love, The Castle), Well St (more great cafes), Hackney Central (everything you could need!). There are also lots of green spaces to choose from nearby, like Well St Common, Millfields Park, Hackney Downs, Hackney Marshes and Victoria Park. For exercise, we are not far from Kings Hall leisure centre, The Refinery, BLOK, More Yoga and Paper Dress Yoga. The estate feels safe and we share the building with a combination of private owners, private tenants and those in social housing. The flat itself has a great layout and lots of light. The central, open space is especially bright during the middle of the day and the master bedroom benefits from dual aspect windows. The property was renovated by a previous owner (who made it open plan, leaving a lovely column) and another owner put in the reclaimed wooden flooring. We love these touches and find that these features speak for themselves. The flat maintains heat well and stays cool in the Summer. The boiler was installed in 2022 and the double glazed windows were installed in 2021. The calm colours were inspired by a trip to Serralves in Porto, particularly the cream interiors of the villa there."

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