

Total Area (Excluding Eaves Storage): 86.7 m² ... 933 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.

Storage

Reception
19'2" x 13'10"

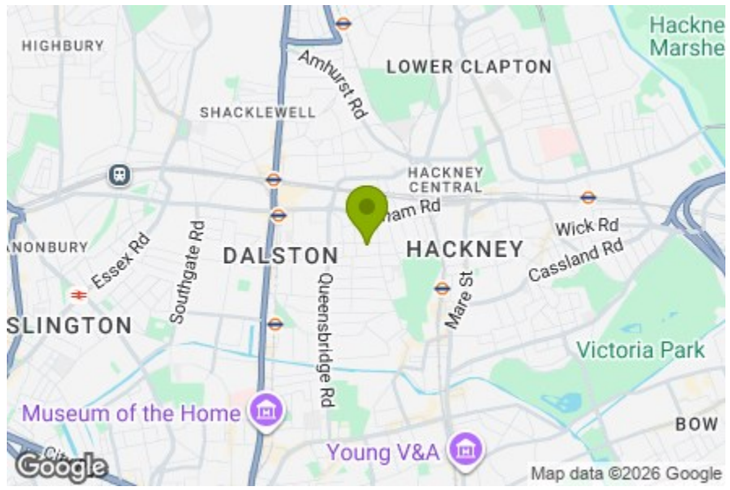
Bedroom
13'4" x 11'1"

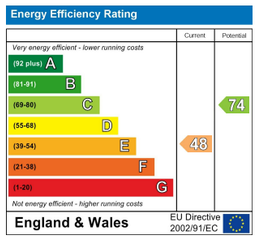
Kitchen
8'3" x 7'7"

Bathroom
8'3" x 4'10"

Bedroom
18'7" x 15'3"

Eaves Storage





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FOREST ROAD, HACKNEY

Offers In Excess Of £725,000 Share of Freehold
2 Bed Apartment - Conversion

Features:

- Beautiful 2 Bedroom Split Level Period Conversion
- c1000 sq ft.
- Filled With Natural Light
- Sash Windows
- High Ceilings
- Excellently Located Near London Fields
- Walking Distance To London Fields Station
- Chain Free

A bright two bedroom split-level period conversion in a well-connected Hackney location, close to London Fields and its much-loved mix of green space, independent food spots and neighbourhood pubs. Set across the upper levels of a period property, the flat comes in at around 1,000 sq ft, with high ceilings, sash windows and plenty of natural light.

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0208 520 3077















IF YOU LIVED HERE...

There's a lovely sense of space throughout, with the period proportions and tall sash windows doing much of the work. The reception is particularly generous, with two large windows bringing in plenty of daylight and a fireplace providing a natural focal point. The soft, neutral finish keeps things simple, while the high ceiling adds to the feeling of openness. Elsewhere on this level, the separate kitchen has glossy red cabinetry, timber worktops and white tiled splashbacks. The bathroom is finished in clean white tiling, with a bath and shower above, while the first bedroom continues the light, understated feel.

Head upstairs and you'll find the second bedroom tucked into the loft level. It's a spacious room with a sloping ceiling, roof windows and useful eaves storage, creating a distinct space away from the rest of the flat. With accommodation spread across two levels and around 1,000 sq ft in total, there's plenty of room to settle into.

WHAT ELSE?

- London Fields is close by, giving you a large stretch of green space as well as the heated London Fields Lido. Broadway Market is nearby too, with plenty of independent food, coffee and shopping options.

- For eating out, Mentmore Terrace is home to Auguste, while BRAT at Climpson's Arch and Mare Street Market give you plenty more choice around London Fields.

- London Fields station is within walking distance, with Overground services towards Liverpool Street, while Hackney Central and the wider bus network provide further connections across East London.



A 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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