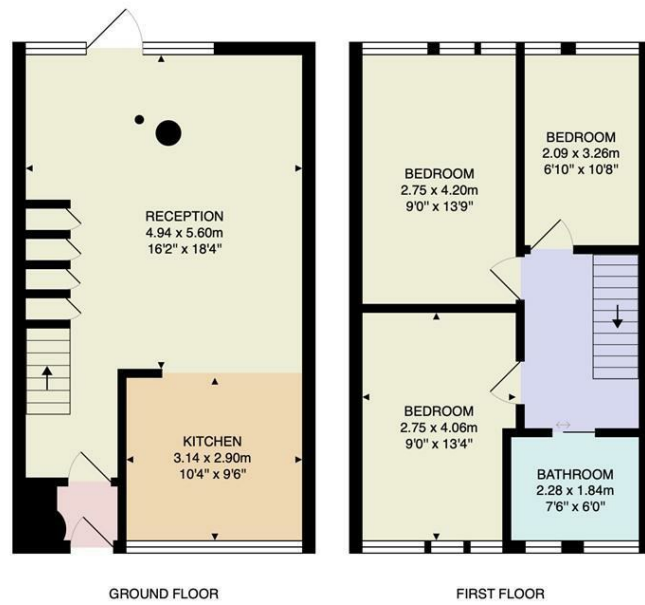


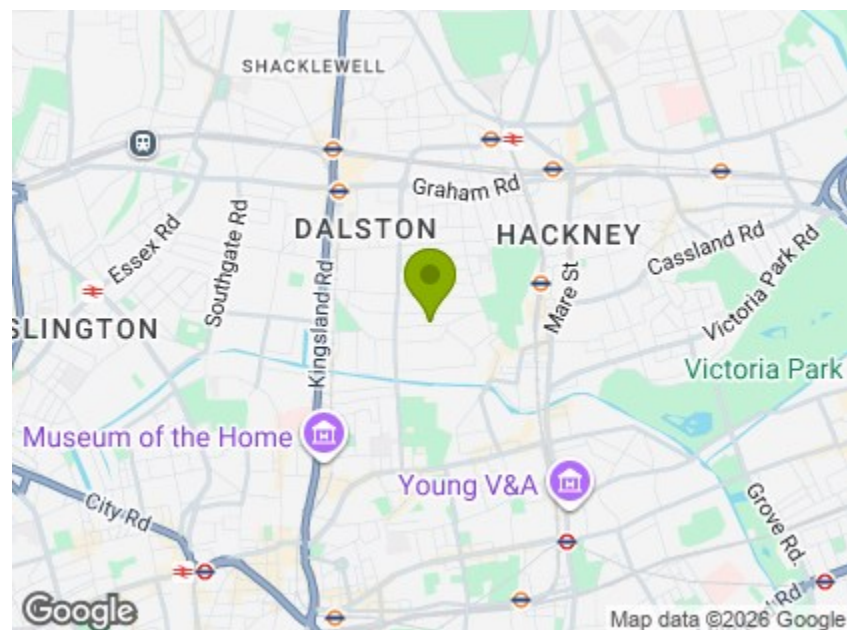


Garden is Approx. 5.4m x 9m



Total Area: 84.6 m<sup>2</sup> ... 910 ft<sup>2</sup>

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## SHRUBLAND ROAD, LONDON

£4,500 Per Calendar Month  
 3 Bed House



### Features:

- Spacious Open Plan Living Area
- Three Bedroom Home Set Over Two Floors
- Beautifully Landscaped Rear Garden With Versatile Garden Studio
- Iconic Mid Century Development
- Prime Hackney Location, Moments From London Fields And Broadway Market
- Bespoke Storage Throughout

Spread over two floors, this exceptional three-bedroom home has been beautifully designed within an iconic mid-century development, perfectly positioned in the heart of Hackney, just moments from London Fields and within easy reach of Dalston.

Coming in at 910 square feet, it offers an impressive sense of space, with a beautiful open plan living area, an abundance of bespoke storage and glorious natural light throughout. Completing the picture is a beautifully landscaped rear garden with a decked patio, rich foliage and a versatile garden studio.

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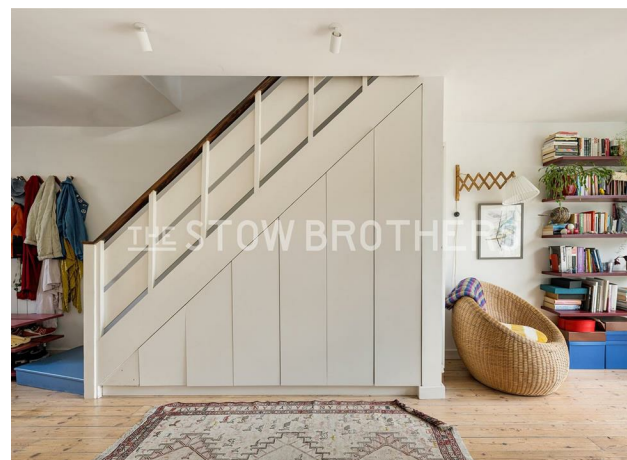
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IF YOU LIVED HERE...

You'll appreciate the timeless design of this striking mid-century development, where classic architecture is perfectly complemented by the apartment's thoughtfully considered interiors.

Step into the dual-aspect reception room and you'll immediately be struck by the sense of space and light. Neutral decor enhances the generous proportions, while expansive windows flood the room with natural light. Details, including the central pillar, add architectural interest and a characterful finishing touch.

Thoughtfully separated by a breakfast bar, the kitchen features bespoke cabinetry, pendant lighting and high spec appliances, making everyday living effortless and entertaining a joy.

At the rear, step out into the glorious garden, which has been beautifully landscaped. A generous decked patio is perfect for al fresco dining, while mature foliage and rich planting provide colour, texture and a wonderfully peaceful

backdrop. At the far end of the garden, a studio offers a versatile space.

Up the striking staircase, you'll find three immaculate bedrooms, each finished with painted timber flooring and a calm, cohesive palette. The bathroom is equally impressive, featuring soft contrasting tones, brushed brass fittings and quality finishes throughout.

As for beyond, this is a brilliantly thriving part of Hackney, just moments from the iconic Broadway Market and with incredibly easy access to London Fields, with its much-loved lido. Make your moving in celebration treat dinner at Brat x Climpson's Arch and then finish off with a cocktail at Night Tales Loft within Netil House.

As well as being home to such world-class eateries and bars, this area is constantly evolving, so exploring will never get boring.

Transport is plentiful in this area with some excellent bus routes nearby, including the 55 into central London, as well as being between several stations -



WHAT ELSE?

- Despite all the urban buzz, this area has a surprisingly large amount of green space. As well as London Fields, Victoria Park is only a short stroll away, and home to some internationally renowned festivals including All Points East Festival and LIDO. In the other direction you'll find Haggerston Park, which houses the Hackney City Farm, with its lovely cafe and selection of creative courses.
- You've got two fantastically unique but entirely different markets within a short walk; Broadway Market and Mare Street Market. Start the day with a coffee at the former and finish with a pint at the latter.
- You've got an epic selection of local pubs, including gloriously traditional Perseverance, Hackney institution The Dove slightly further, and legendary music venue The Seabright.

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**RECEPTION**  
16'2" x 18'4"

**KITCHEN**  
10'3" x 9'6"

**BEDROOM**  
9'0" x 13'3"

**BEDROOM**  
9'0" x 13'9"

**BEDROOM**  
6'10" x 10'8"

**BATHROOM**  
7'5" x 6'0"

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