



Reception  
11'0" x 12'8"

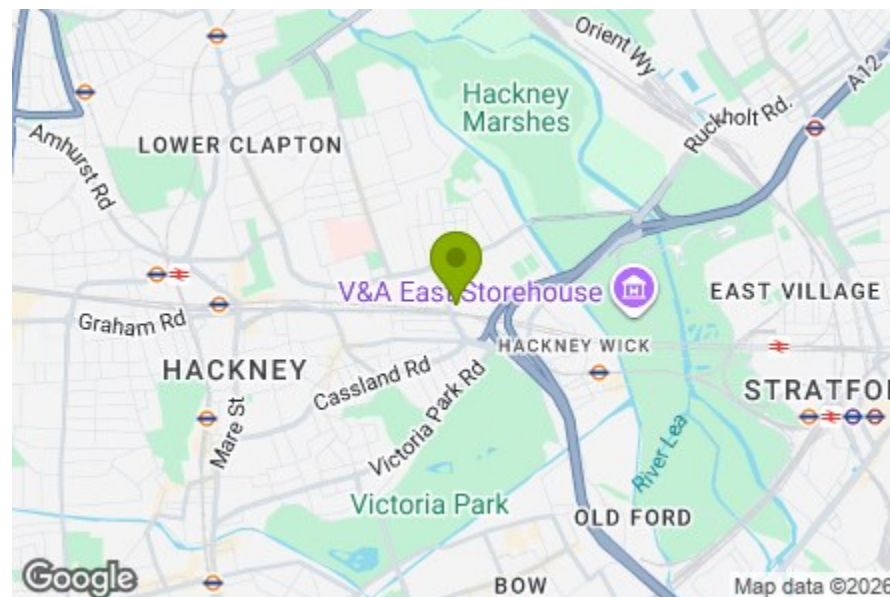
Bedroom  
8'7" x 11'11"

Kitchen/Diner  
9'4" x 13'8"

Bathroom  
9'7" x 4'11"

Total Area: 45.7 m<sup>2</sup> ... 492 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	80
		EU Directive 2002/91/EC	



## MABLEY STREET, HACKNEY

£410,000 Leasehold  
1 Bed Flat



### Features:

- One Bedroom Flat
- Upper Ground Floor
- Chain Free
- Moments From Homerton Station
- Short Walk to Victoria Park

If you've been thinking about making Hackney home, this is a great place to start. Set on the upper ground floor of a handsome period conversion, this one-bedroom apartment offers 492 sq ft of well-planned, easy-to-use space, and it's chain-free, so you can get moving without delay. With a separate reception room and a generous kitchen/diner, there's plenty of scope to shape the flat to your taste. Step outside and you're only a short walk from Victoria Park when you need a dose of green space. Hackney Wick and Victoria Park Village are close by too, bringing together some of East London's favourite cafés, restaurants, bars, and cultural spots. Add to that the buzz of Chatsworth Road Market, the wide-open Hackney Marshes, and the shops and entertainment at Westfield Stratford, and you're right in the middle of everything that makes this part of London such an exciting place to live

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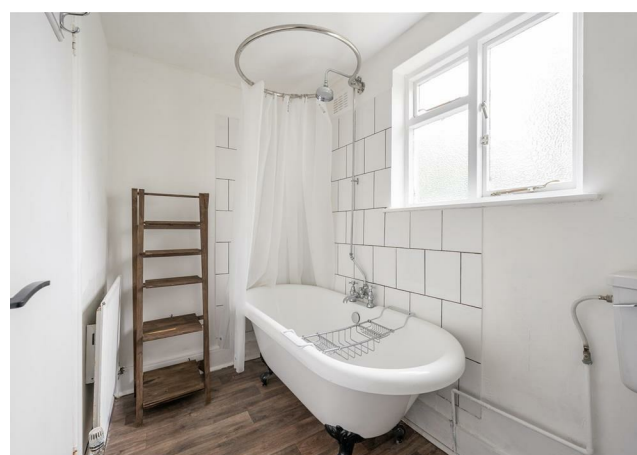
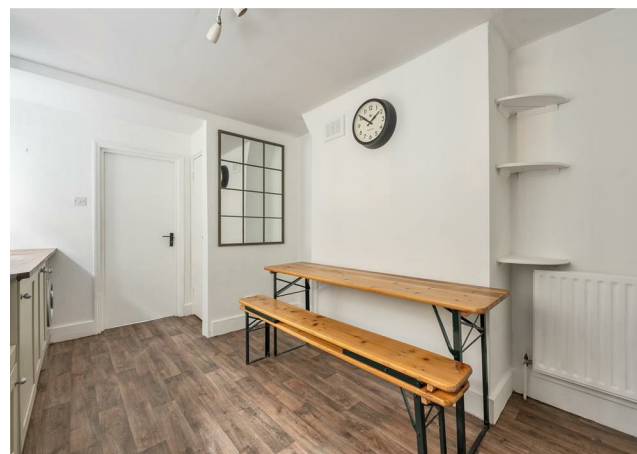
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**IF YOU LIVED HERE...**

Mabley Street sits in a lively pocket between Homerton and Clapton, perfectly placed for enjoying the best of both neighbourhoods. Just a short walk away, Chatsworth Road brings together a brilliant mix of restaurants, bars, indie shops and laid-back cafés, making it a great spot for weekend wandering or grabbing something delicious on the go.

Ringed with classic black iron railings, you head up the steps to the entrance of your new home. Set on the upper ground floor of a handsome period building, the reception room sits at the front, lifted by a wide bay window that fills the space with early morning light thanks to its south-easterly aspect. A cast-iron fire surround beneath a crisp white mantelpiece creates a beautiful focal point, with built-in alcove shelving on either side ready for books, plants, or favourite pieces.

Wooden flooring runs throughout the hallway and living areas, tying the home together, while the bedroom offers a softer feel underfoot with fitted carpet. A large sash window keeps the room bright, and the painted fireplace adds a calm, cohesive note to the décor.

A couple of steps down the corridor, you'll pass two handy built-in cupboards before reaching the kitchen/diner. Putty-coloured shaker cabinets line one wall, paired with

wooden worktops and a deep Belfast sink. There's thoughtful space for appliances, as well as room for a dining table, ideal for easy breakfasts, relaxed evenings with friends, or simply spreading out while you cook.

At the rear of the home is the bathroom: clean-lined and minimal with a claw-foot freestanding bath with a shower overhead, giving you both a long, lazy soak and a quick rinse whenever the moment calls.

**WHAT ELSE?**

Chatsworth Road's Sunday Market is a hotspot for locals and really does offer something for everybody.

You're spoilt for green space here, just behind you sits Mabley Park, but you're only a short walk to leafy Victoria Park, Well Street Common and London Fields too. Nearby Broadway Market hosts a popular food market on Saturdays.

Hackney Central, Homerton and Hackney Downs stations are all close by and offer Overground lines to Liverpool Street, Highbury & Islington and Stratford, with a number of local bus routes in the immediate area, adding to the ease of connectivity.



**A WORD FROM THE EXPERT...**

I feel right at home living in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone.

Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer.

Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces.

I have found my home in Hackney and it holds a very special place in my heart.

EVA BOUZAKI  
HACKNEY BRANCH MANAGER

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