



LOVE LIVING
HACKNEY



Flat 8, 60 Brooksby's Walk, London, E9 6DB
£440,000





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- Open plan living and kitchen
- Accessible transport links
- Positioned on Chatsworth road
- The River Lea close by
- Homerton station located 5 minutes way
- Close to the green spaces of Millfields Park, Victoria Park and Hackney Downs
- Weekend markets on Chatsworth Road

The Home –

A practical and light filled first floor two-bed apartment on Brooksby Walk is located just off one of East London's most cherished local street markets and community hubs, Chatsworth Road, which has long stood out for its vibrant array of independent shops and services from greengrocers and butchers to cafes, delis and boutiques. For outdoor leisure, the River Lea, Hackney Marshes, Victoria Park and Millfields Park are close by, offering canal-side paths perfect for long walks. Homerton Overground station is within easy reach, providing frequent connections across London, and a number of convenient bus services serve the local area, making commuting and travel simple and accessible.

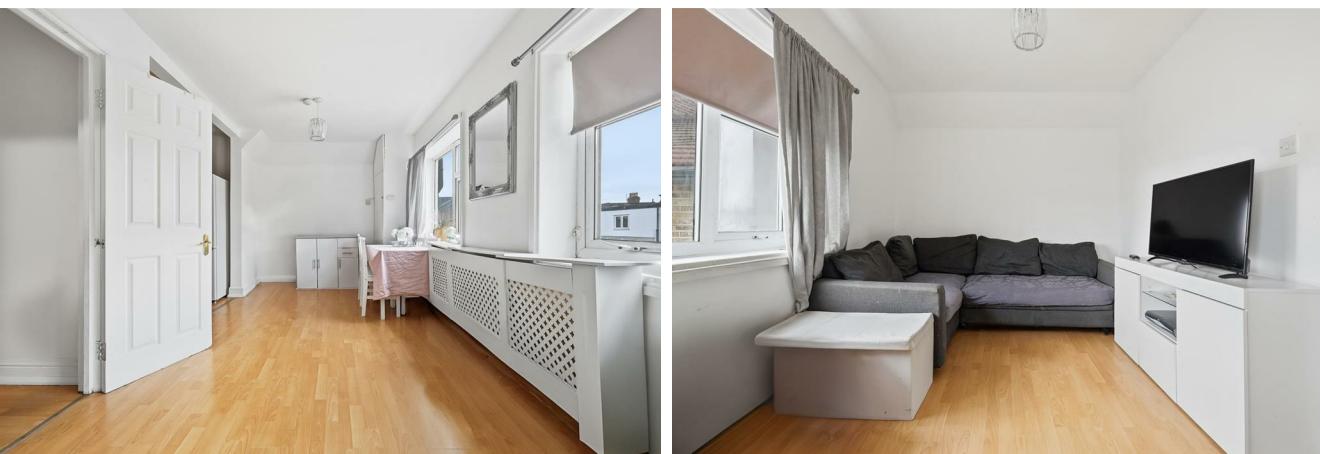


The Indoors

Upon entering, the hallway provides access to all areas of the apartment. The two bedrooms sit opposite each other, with the kitchen/living area at the end of the hallway and the main bathroom adjacent. The open-plan kitchen/living space is well laid out, featuring an arched wall that creates a subtle sense of separation while remaining cohesive with the rest of the home. This room is bright, benefiting from well positioned windows. Nearby is the main bathroom, which includes a bath with a fixed shower head and contemporary fittings. Beyond this are the two bedrooms, which mirror each other in size and layout, comfortably accommodating double beds and plenty of space for wardrobes, and enjoying abundant natural light from thoughtfully placed windows.

Loving The Location

Chatsworth Road is located in one of Lower Clapton's most desired areas, offering many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'épicerie 56. The high welfare

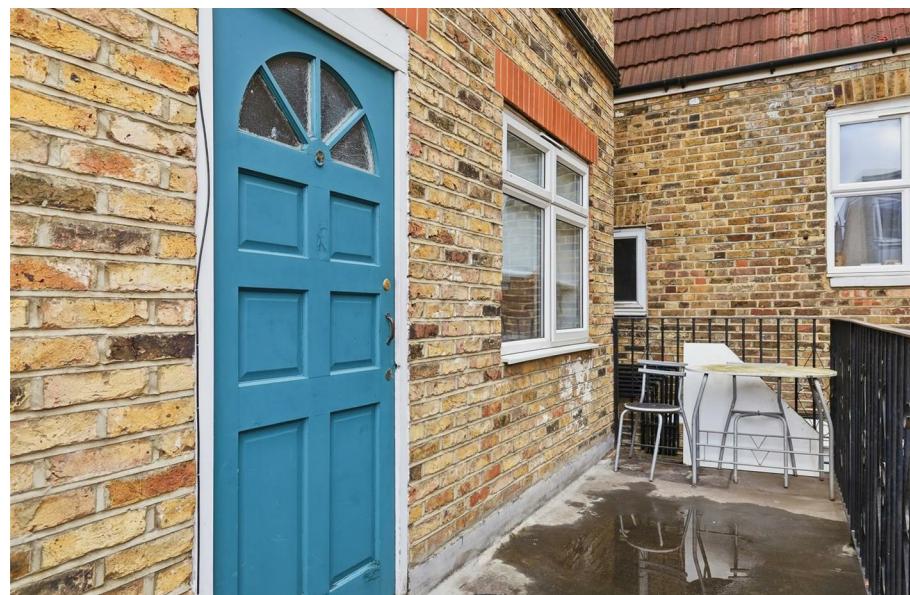




Morgans Butchery, Stone Bros is excellent for coffee, and there is a weekly food market on Sundays. Restaurants such as Uchi, My Neighbours The Dumplings and Lucky & Joy are all nearby in Lower Clapton. The Elderfield is a classic local favourite pub. The Castle Cinema, is independently crowdfunded and screens features, as well as classic and contemporary art-house films. Blok gym is a 15 minute walk away.

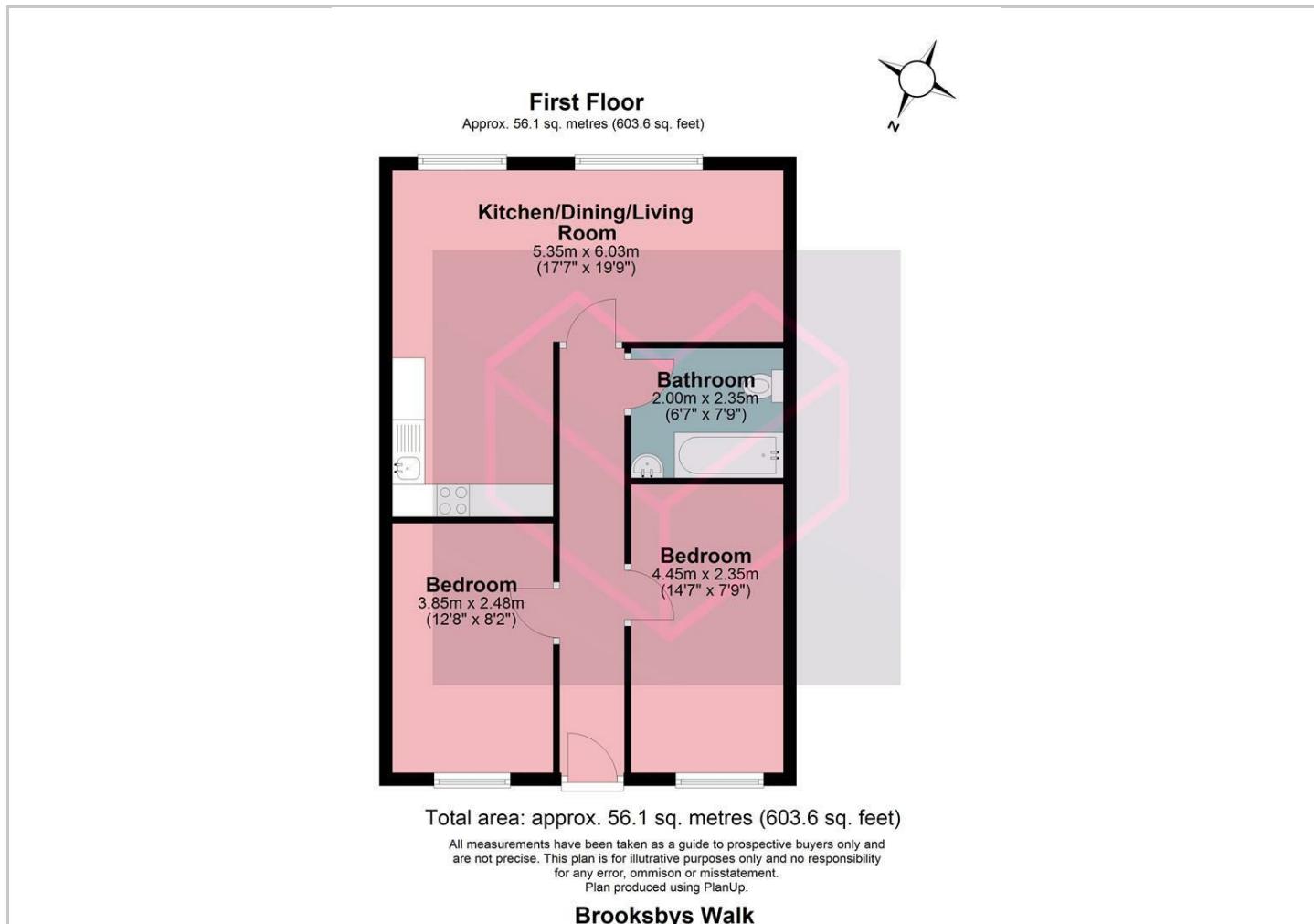
For green open space, just a short walk away is Millfields Park, Hackney Downs Park, Clissold Park, Springfield Park, the Lee Navigation, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush green belt 10 minutes on foot and is perfect for a dog walk, summer picnics, and even a visit to see the horses that live there year round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping forest with 20-30 minutes.

Homerton and Hackney Central offer lines to Stratford and Highbury & Islington. Plus Clapton overground and Hackney Downs, which offer direct lines to Liverpool Street in under ten minutes.





Floor Plans



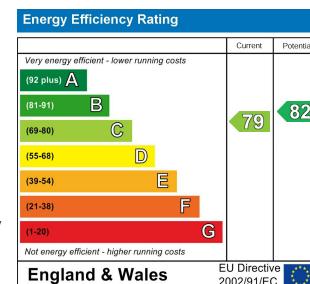
Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

Location Map



Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.