



LOVE LIVING

HACKNEY



10 Wyles House Prodigal Square, London, E8 1FU

£3,500 Per month



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£3,500 Per month

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London, E8 1FU

The Home-

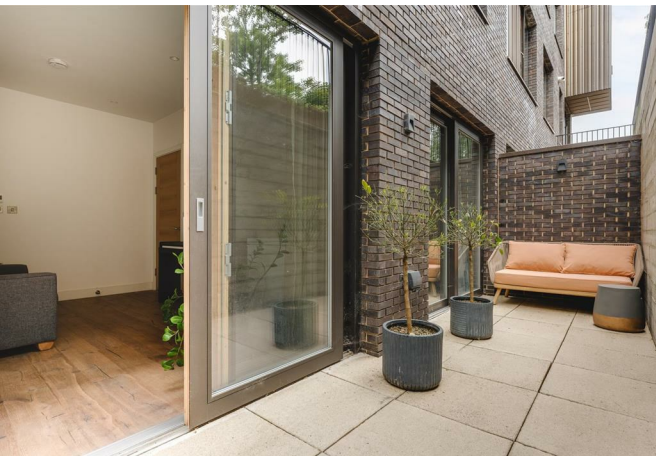
This beautifully presented split-level two-bedroom, two-bathroom apartment sits within the gated Hackney Gardens development, enjoying a peaceful position directly overlooking the historic and leafy churchyard of St John at Hackney. With generous proportions, high-quality finishes and its own private courtyard, this home offers a perfect blend of contemporary living and tranquil green views in the heart of Hackney.



The Indoors

You enter the home into a spacious hallway providing access to a sleek family bathroom and bright, open-plan kitchen/living room that feels wonderfully spacious and welcoming. Natural light floods the space, creating an ideal setting for relaxed living and entertaining. A convenient cloakroom/WC completes this level. The split-level design continues downstairs with two well-proportioned double bedrooms. Both rooms are comfortable and filled with natural light. And benefit from en suite bathrooms. finished to a high specification, serve the bedrooms perfectly. Wooden flooring and thoughtful detailing run throughout, giving the apartment a warm yet modern feel. The clever layout provides excellent separation between living and sleeping areas while maintaining a sense of flow and light.

The Outdoors





A private courtyard offers a lovely outdoor space right outside the lower level, perfect for morning coffee, evening drinks or simply enjoying some fresh air. The apartment also benefits from the surrounding gated grounds and the beautiful, mature churchyard gardens directly opposite, creating a rare sense of calm and greenery on your doorstep.

Loving the Location

Prodigal Square is a quiet, leafy enclave moments from the buzz of Hackney Central. You're a short walk from Hackney Central Overground (and Hackney Downs), with fast connections into the City and beyond. Everything Hackney does best is right here Broadway Market, London Fields, Columbia Road Flower Market, countless independent cafés, restaurants and cultural spots. The surrounding churchyard and parks provide a peaceful escape whenever you need it.

Ready to view this exceptional split-level home? Get in touch with the Love Living Hackney team to arrange a viewing.





Floor Plans



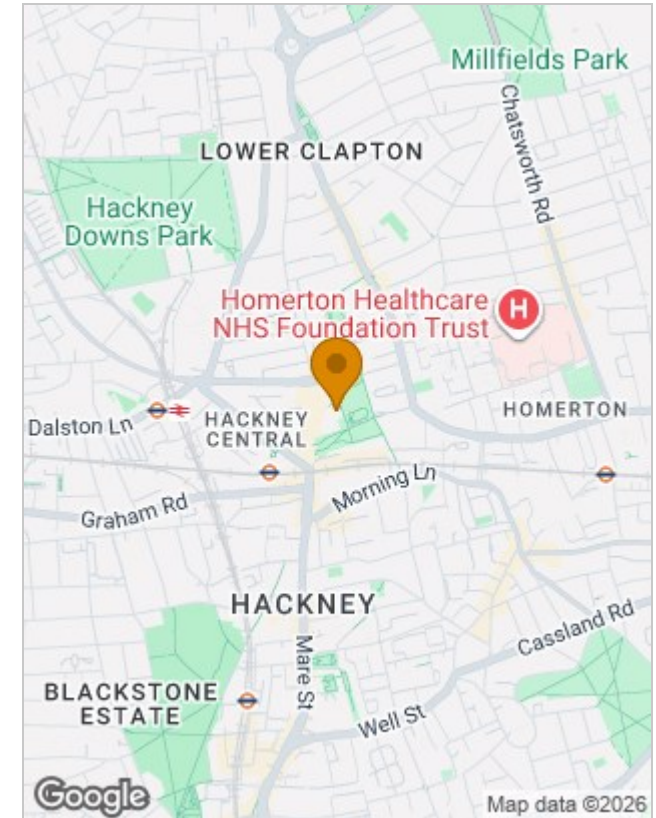
Viewing

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.

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.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	
(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		EU Directive 2002/91/EC	