



LOVE LIVING  
HACKNEY



104 Leabank Square, London, E9 5LR  
£325,000



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£325,000

# 104 Leabank Square

London, E9 5LR

- Great access to central London and Stratford international via Hackney Wick overground
- First-floor one-bedroom flat
- Great opportunity for a first time buyer
- Chain Free
- Open living and kitchen area
- Moments from Victoria Park
- Close to Olympic park

## The Home -

We are delighted to offer this attractive first-floor, one-bedroom apartment with allocated parking in the heart of Hackney Wick which represents an ideal opportunity for first-time buyers. Located in a desirable and established part of East London, Leabank Square benefits from the communal gardens and access to canal side seating area available to residents. The property is moments from the open spaces of Victoria Park, the Olympic park and great access to central London, Stratford international and beyond via Hackney Wick overground. The property successfully combines convenient city living with a peaceful, community feel.



## The Indoors

The flat features a bright and generously proportioned reception room, perfect for both everyday relaxation and social gatherings, along with a separate kitchen that is well laid out for practical daily use. The spacious double bedroom offers a calm and comfortable retreat, while the bathroom is modern and fully functional.

Abundant natural light pours into the apartment, enhancing the sense of space and creating a warm, welcoming atmosphere throughout. The layout has been thoughtfully planned to make the most of every square foot.

The property would benefit from some general cosmetic updating, offering a wonderful chance to add personal touches and increase its value. Offered chain free, this is a fantastic opportunity to secure a stylish and well-positioned home in one of East London's most vibrant and sought-after neighbourhoods.

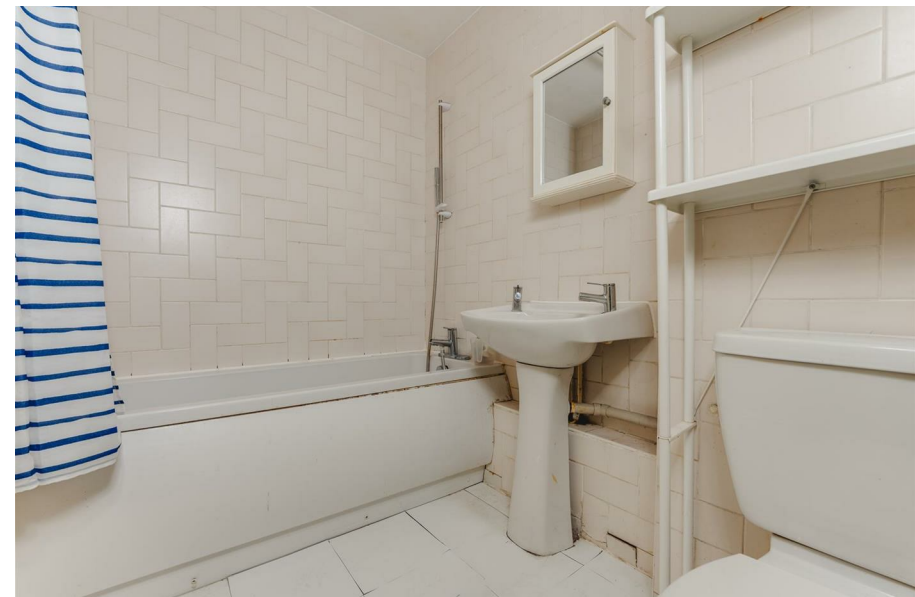
## Loving the Location

Leabank Square is located in Hackney Wick, between



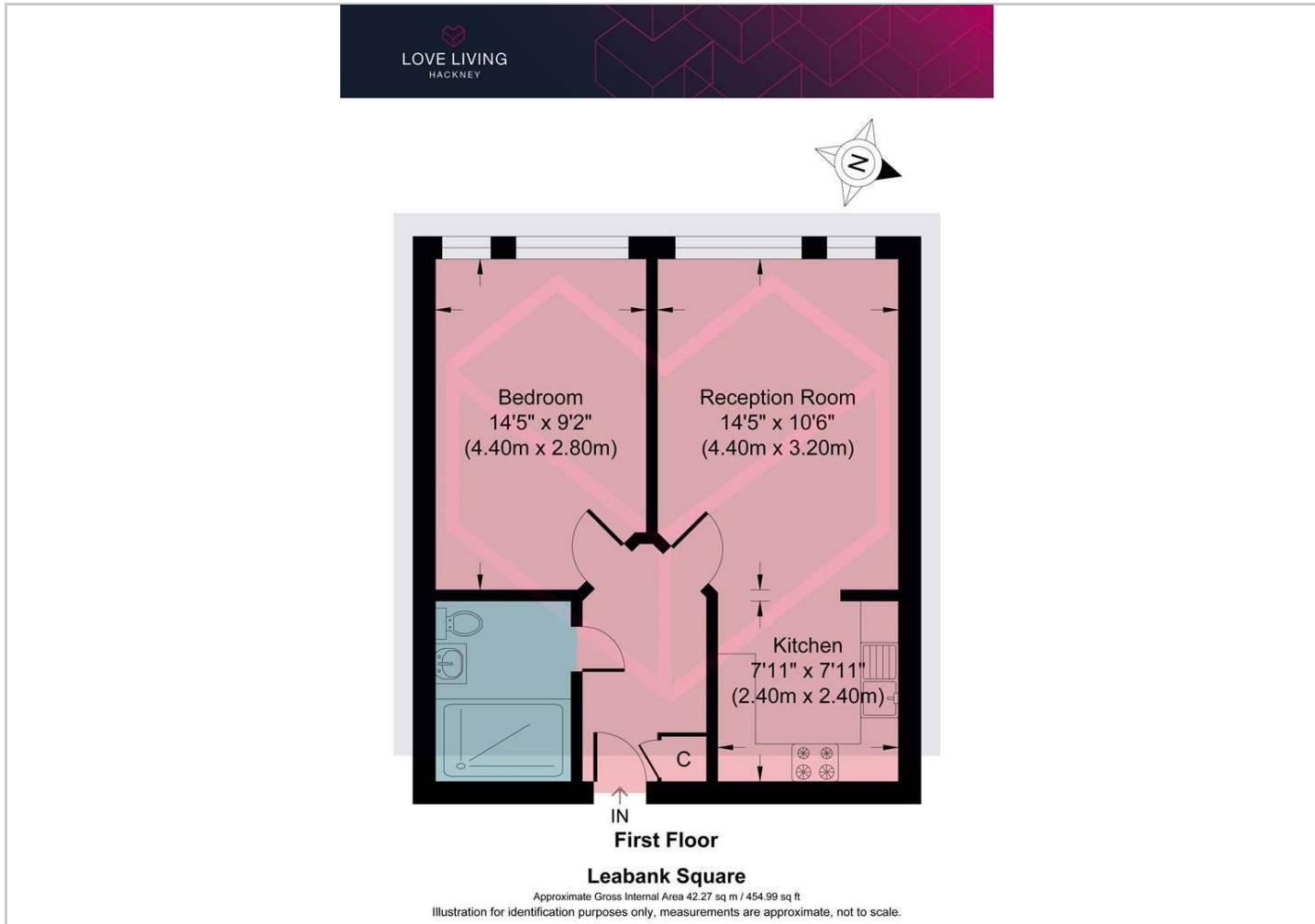


Victoria Park and the River Lee. Hackney Wick has seen a significant influx of cultural investment in recent years. There are numerous restaurants and bars including the award-winning Cornerstone, Silo, Crate Brewery and the Breakfast Club. The Here East campus is a short walk away, while award-winning theatre and music venue The Yard is also close by. Victoria Park is a short walk away and is surrounded by a number of good pubs. On the north side of the park is Victoria Park Village with its excellent range of restaurants and shops including The Ginger Pig butchers, Bottle Apostle and Jonathan Norris Fishmongers. The apartment is an eight-minute walk from Hackney Wick station which runs London Overground services to Highbury & Islington in around 10 minutes and Stratford International in approximately six minutes.





## Floor Plans



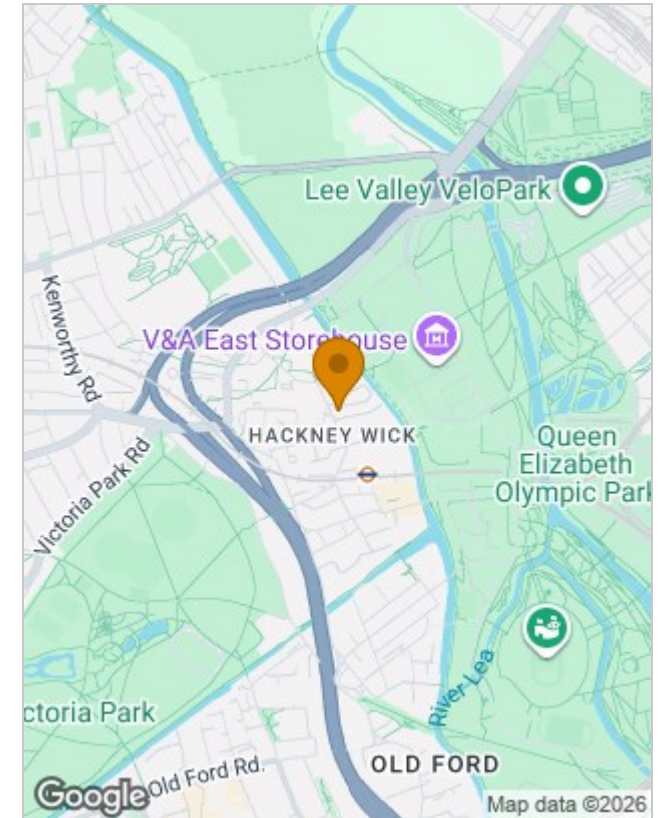
## Viewing

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.

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

