



LOVE LIVING  
HACKNEY



7 Mackintosh Lane, London, E9 6AB  
Offers over £425,000

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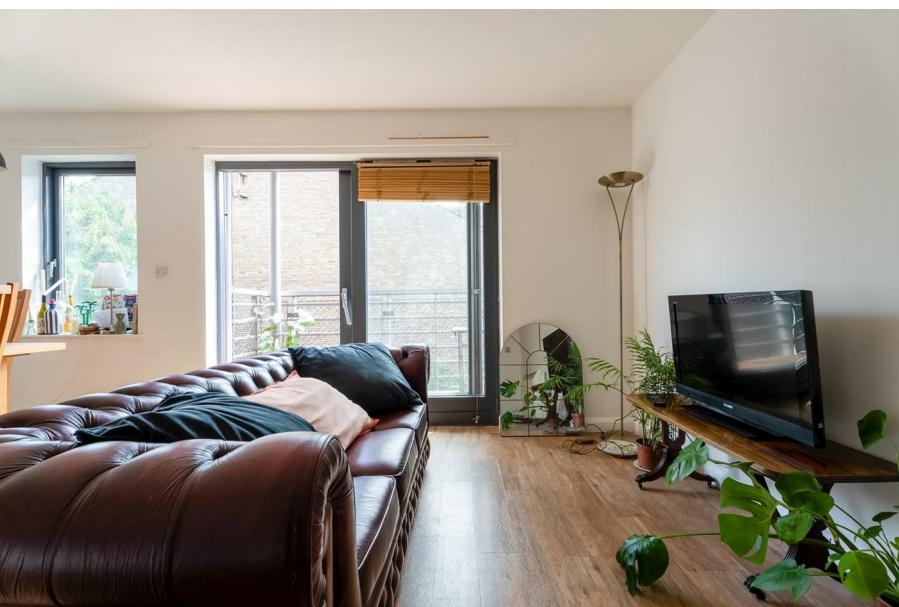
# 7 Mackintosh Lane

London, E9 6AB

- EWS1 compliant
- Two double bedrooms
- Excellent energy performance rating
- Balcony
- Bike storage
- Excellent transport links
- Over 714 Square feet
- Double glazed
- Communal gardens
- Numerous green spaces within easy reach

## The Home -

This two bedroom second floor purpose built apartment on Mackintosh Lane is chain free and has over 715 square feet of living space. Plenty of natural light flows through the living space thanks to floor to ceiling double glazed doors that open onto the balcony. There is also a communal garden with handy bike storage, a fantastic energy performance rating and great transport links from Homerton overground station which is a minutes walk away. Chatsworth Road is also close by with all the wonderful cafes, shops and restaurants. The River Lea, Victoria Park, Daubeney Fields and Mabley Green offer various green spaces, plus the Olympic Park is a short walk away, since the 2012 Olympics, it has seen a significant influx of cultural investment, with new developments and facilities in easy reach of this apartment.



## The Indoors

Entering via the communal hallway, there is a handy storage cupboard that houses the washing machine. The open plan kitchen/diner is flooded with natural light thanks to the floor to ceiling sliding doors that open onto the balcony. The kitchen is well stocked with plenty of cupboard and worktop space, an electric oven and hob, LG fridge/freezer that were newly purchased in 2020 and a Bosch dishwasher. The main living space is spacious and there's plenty of room for a dining table and chairs plus sofa/armchairs.

Both the bedrooms are good sized doubles and have double glazed windows, the main bedroom has built in wardrobes and a handy extra shelving area.

The tiled bathroom was refurbished in 2020, it has a bath with built shower, WC and hand basin with a mirror fronted bathroom cabinet above.

## The Outdoors

The decked balcony offers a peaceful retreat for a morning coffee or alfresco dining. There is also a communal garden that houses secure bike storage.





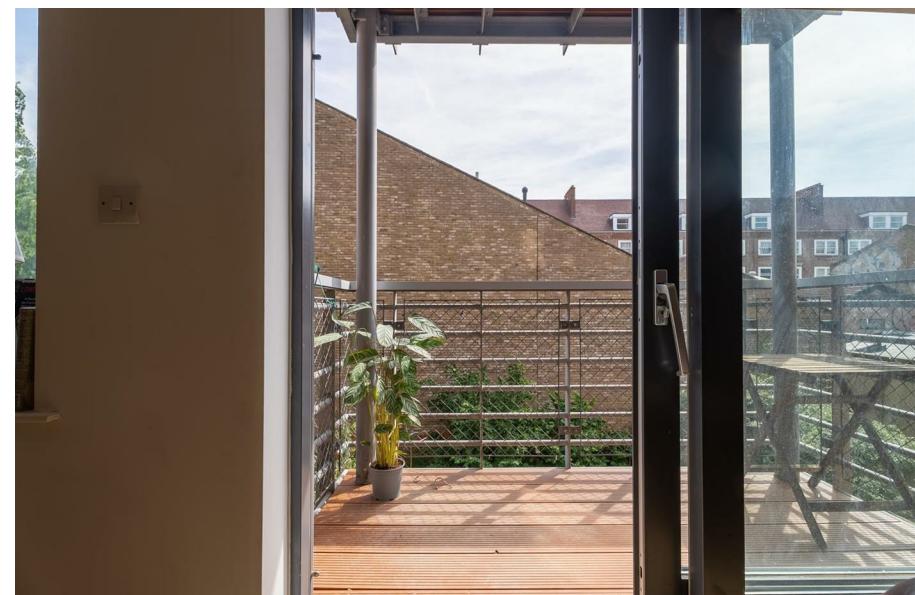
## Loving the location

There are many fantastic restaurants locally, such as Lardo and Raw Duck on Richmond Road close to London Fields. Casa Fofo, and The Grand Howl on Well Street serves fantastic coffee.

Chatsworth Road runs north from Homerton towards the green fields of Clapton and the Marshes. It offers a selection of independent shops, cafes and restaurants such as Shanes and Jim's Cafe, and specialist food suppliers L'épicerie.

Nearby Victoria Park Village has some fantastic food shops including The Ginger Pig butcher, and fishmonger Jonathan Norris. The weekly markets take place at Victoria Park and Well Street, and Broadway Market has a reputation for some excellent places to eat and drink, and hosts a food market on Saturdays.

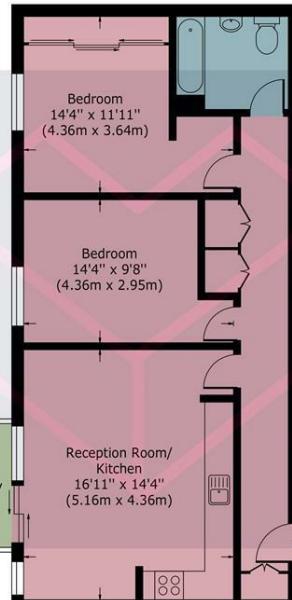
Homerton station, a one-minute walk away, runs direct services to Stratford and Highbury & Islington on the London Overground, whilst London Fields also offers direct trains to Liverpool Street. Bethnal Green Underground station, easily accessible by bus, has excellent links to central London via the Central Line.





## Floor Plans

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Second Floor

### Mackintosh Lane

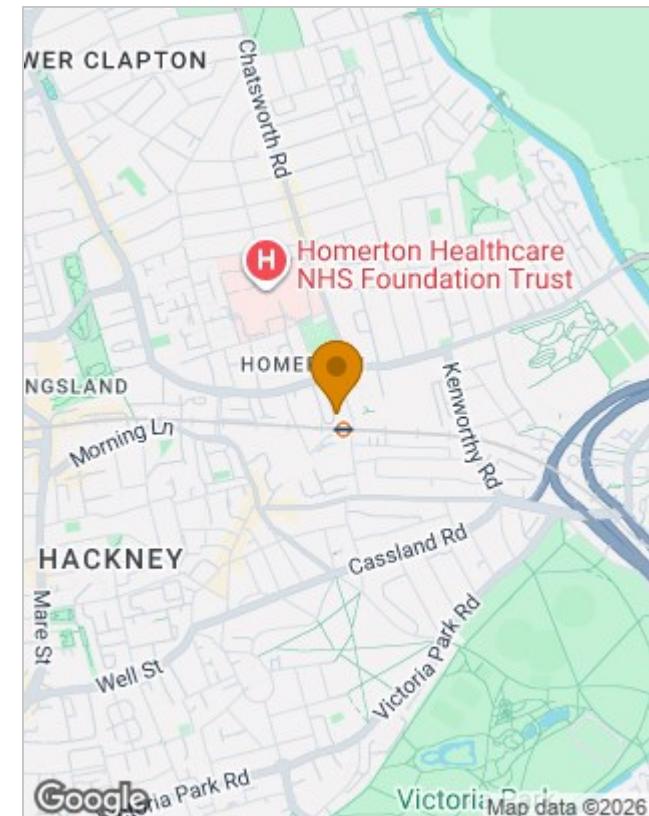
Approximate Gross Internal Area = 66.40 sq m / 715 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale

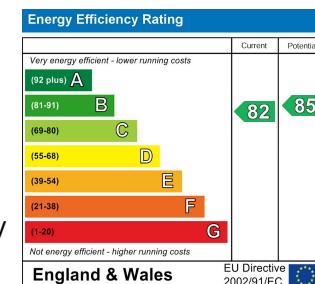
## Viewing

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.