



£400,000 GUIDE PRICE

CHATHAM PLACE, LONDON, , E9 6PE



**PRESTIGE & VILLAGE**  
UK's finest properties

Guide price: £400,000 – £450,000

Chatham Place, Hackney, London E9

A light-filled, split-level apartment in the heart of Hackney, well designed, brilliantly located, and ready to make your own. Set within the popular Frampton Park Estate on Chatham Place, this generous two-bedroom split-level apartment offers a versatile layout, excellent natural light, and a crisp, neutral finish. Large windows throughout and two balconies bring the outside in. Thoughtful extras including a separate utility area and external storage room give the home a practical edge that is hard to find at this price point.

#### THE LAYOUT

The lower floor houses both bedrooms and a well-appointed bathroom with separate W.C. The principal bedroom is a proper double with excellent natural light. The second bedroom benefits from French doors that open directly onto the large main balcony, an inviting outdoor space ideal for morning coffee or an evening unwind. Upstairs, the living space opens up generously. The large sitting room is well proportioned and filled with natural light, creating a bright and comfortable main living space. The kitchen-diner has a French door leading onto a second, smaller balcony, ideal for herbs, a café table or additional storage. A dedicated utility area on this level adds everyday practicality.

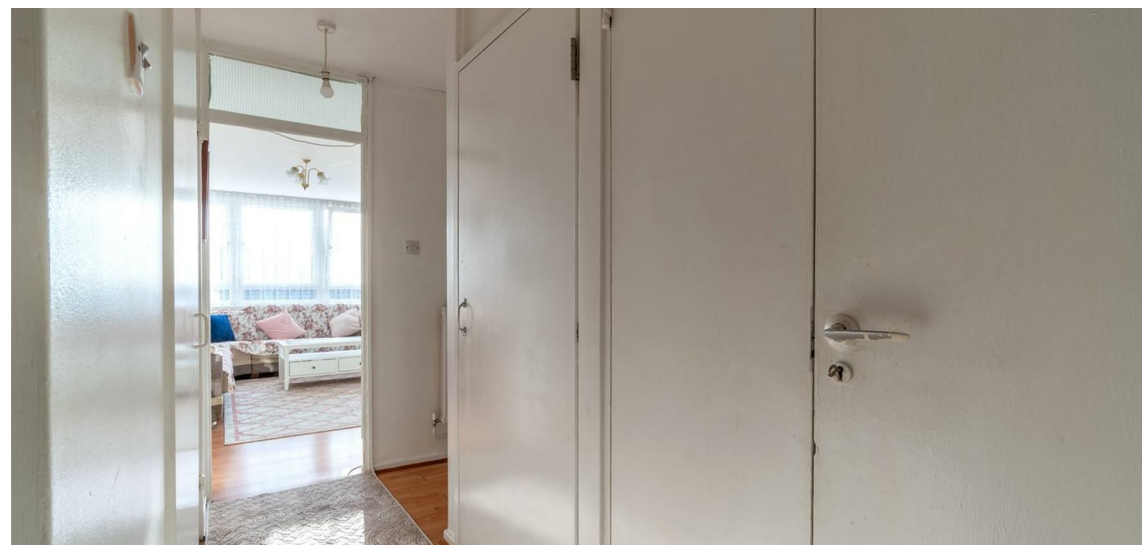
#### THE LOCATION

Situated on Chatham Place in Hackney E9, the property is within easy reach of Mare Street and Morning Lane, offering a wide range of shops, cafés, restaurants, supermarkets, and everyday amenities. London Fields, Victoria Park, Hackney Downs, Broadway Market, and Victoria Park Village are all close by for green space and weekend wandering. Transport is excellent, with Hackney Central, London Fields, and Homerton stations all within comfortable reach, providing quick connections into the City and beyond. A number of well-regarded local schools complete the picture for families.





- Two bedroom split-level apartment
- Set within the well known Frampton Park Estate
- Large windows throughout providing excellent natural light
- Spacious living room with separate kitchen diner
- French doors opening onto a large private balcony
- Separate utility area for added practicality
- Good-sized external storage room
- Well located for Mare Street, London Fields, and Victoria Park
- Easy access to Hackney Central, London Fields, and Homerton stations
- Close to Broadway Market and Victoria Park Village





### LIVING ROOM

16'4" x 10'4" (5.00 x 3.16)

The living room is well proportioned and filled with natural light from a large window, creating a bright and comfortable main living area. The layout works well for both relaxing and everyday use, with good space for seating and a natural flow through to the rest of the home.

### KITCHEN/DINER

15'10" x 7'3" (4.84 x 2.22)

The kitchen is well laid out and practical, with a good range of fitted units and worktop space for everyday use. There is space for a dining table, making it a functional area for both cooking and dining. A French door opens onto a small balcony, providing a useful additional outdoor space.

### BEDROOM 1

13'2" x 8'3" (4.02 x 2.52)

A well sized double bedroom with a good sense of light, forming a comfortable and well balanced main bedroom.



### BEDROOM 2

11'7" x 9'3" (3.54 x 2.82)

A versatile bedroom with space for multiple layouts, including twin beds, and featuring French doors which open directly onto the balcony, bringing in good natural light.

### BATHROOM

A neatly presented bathroom with a bath and shower attachment, tiled walls and useful built-in storage. A practical space with scope for modernisation if desired.

### W.C.

A separate W.C., adding everyday practicality for a busy household.

### UTILITY

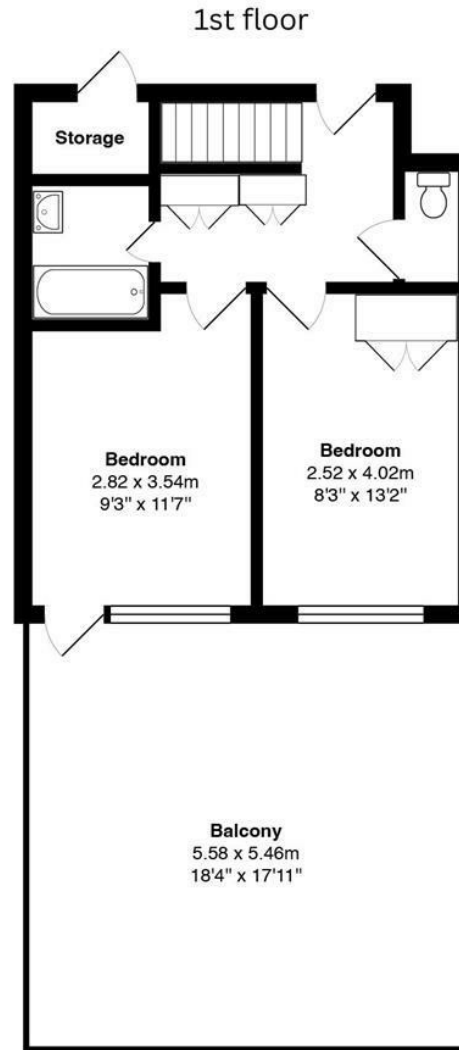
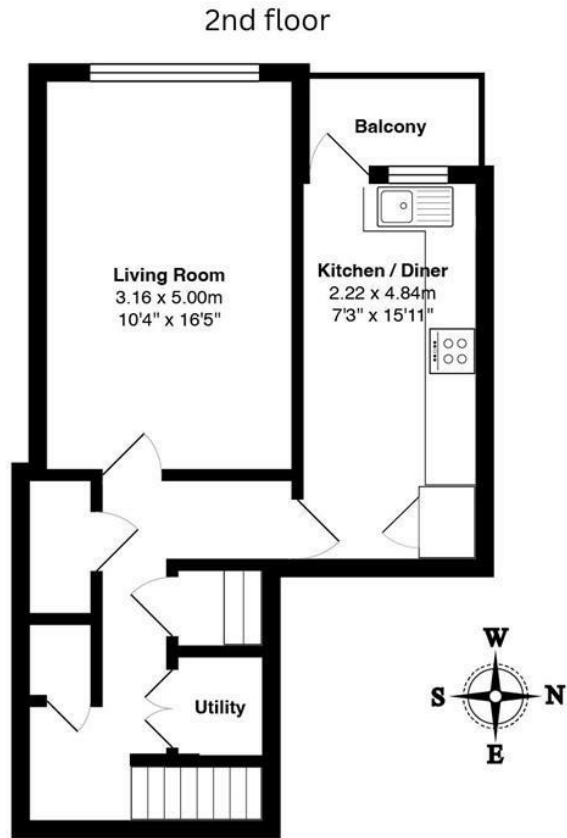
A useful utility area providing space for appliances and additional storage to support day-to-day living.

### STORAGE ROOM

A good-sized external storage room offering valuable additional storage space.



14 Barbrook House, E9  
 Total Area: 76.3 m<sup>2</sup> ... 822 ft<sup>2</sup> (excluding balcony)



All measurements are approximate and for display purposes only



From Mare Street, turn onto Morning Lane and continue towards Homerton. Turn into Chatham Place, where Barbrook House is located within the Frampton Park Estate.

Hackney  
 Band B

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
65	69		
<small>Not energy efficient - Higher running costs</small> <small>EU Directive 2002/91/EC</small>		<small>Not environmentally friendly - Higher CO<sub>2</sub> emissions</small> <small>EU Directive 2002/91/EC</small>	



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