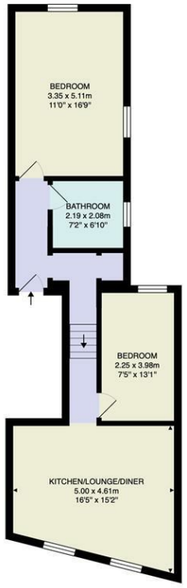


FIRST FLOOR

Total Area: 62.1 m² ... 669 ft²

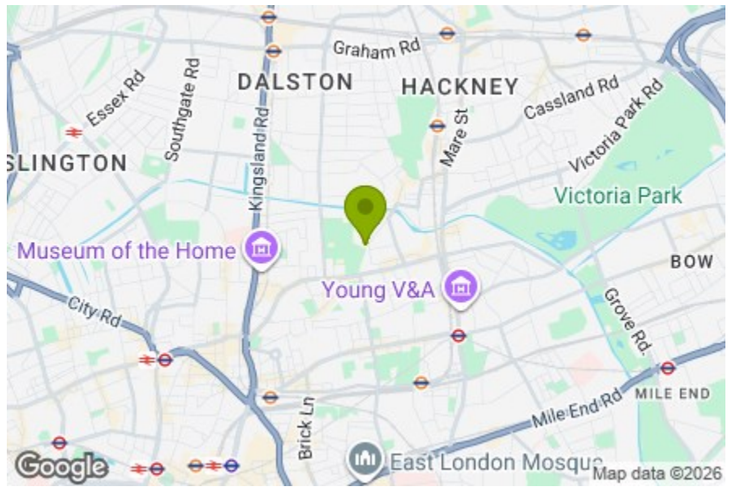
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

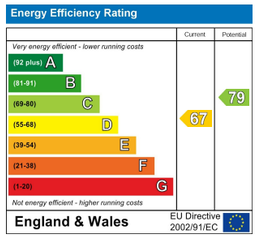
Kitchen/Lounge/Diner
16'4" x 15'1"

Bedroom
7'4" x 13'0"

Bathroom
7'2" x 6'9"

Bedroom
10'11" x 16'9"





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GOLDSMITHS ROW, HACKNEY

Offers In Excess Of £575,000 Leasehold
2 Bed Flat

Features:

- Two Bedroom Flat
- First Floor
- Moments Away from Cambridge Heath Station
- Beautifully Presented Throughout
- Moments Away from Colombia Road
- Moments Away from Broadway Market

A bright and well-proportioned two bedroom flat on the first floor of a handsome terrace on Goldsmiths Row. Just off Hackney Road, weekend markets and much-loved independent cafés all within easy reach, along with canal-side walks. Only moments from Cambridge Heath Overground, it's a lively East London pocket that feels both creative with everything close at hand.

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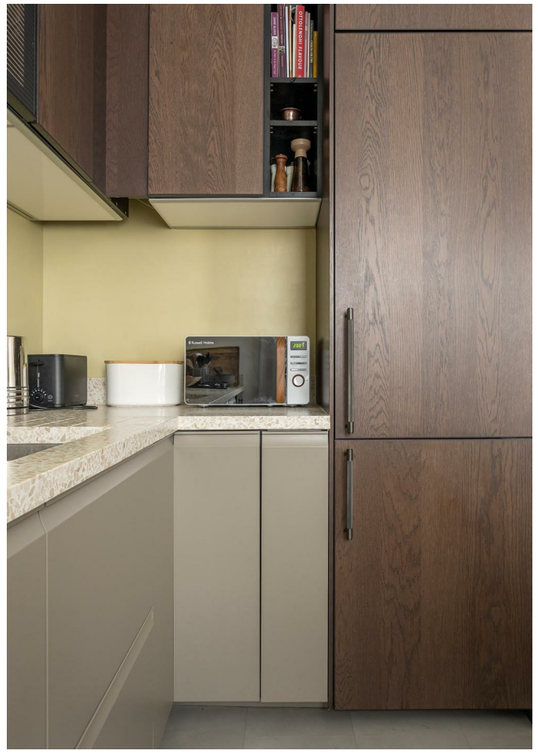

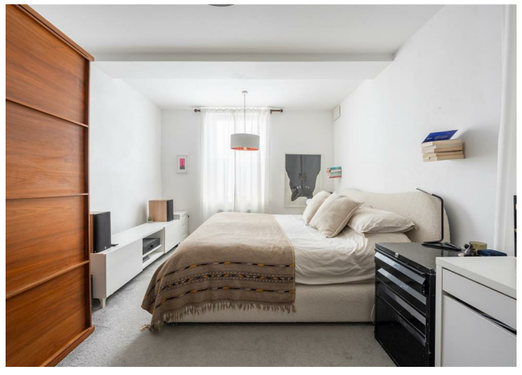

IF YOU LIVED HERE...

Head up to the first floor and step through your front door, where the kitchen, lounge and diner is neatly tucked behind you and unfolds into more than 200 square feet of versatile living space. Large sash windows line one wall, drawing in plenty of natural light, while sleek cabinetry and a considered palette create a calm, cohesive feel. There's ample room for a generous sofa and full dining table, making it just as suited to hosting friends or enjoying a quiet evening.

To one side sit your two bedrooms, the first is a generous double, ideal for guests or a dedicated home office. Opposite, your principal bedroom offers even more space to stretch out, with room for wardrobes and additional storage. Both rooms share the same bright, beautifully presented finish found throughout the flat, giving the home a pleasing sense of continuity.

Your bathroom sits neatly off the hallway, a fresh and calming space with a classic white suite, tiled walls and a window bringing in soft daylight. Clean finishes keep everything feeling simple and easy to maintain. Step outside and you're moments from the towpath, with Haggerston Park and Hackney City Farm close by for open space, greenery and a strong sense of local community.

WHAT ELSE?

Your new local could be The Virgin Queen, a much-loved historic pub just off Broadway Market with an excellent seasonal menu.

Pick up fresh pastries from E5 Bakehouse or book a table at Morito Hackney Road for small plates and relaxed evenings close to home.

Wander over to Victoria Park via Regent's Canal at the weekend for open green space, food markets and one of East London's favourite Sunday rituals.

A WORD FROM THE OWNER...

"We've had a 15-year love affair with our flat, and over that time both it and the surrounding area have evolved enormously for the better.

The road has a rhythm to it, a choreographed flow of stylish East London professionals and pleasure seekers. It feels lively and sociable without ever being intrusive. I often joke that it could be the setting for a rom-com. In summer, London Fields is just a five-minute walk away and feels like an endless festival. Go with friends, a bottle of rosé and a Bluetooth speaker, then sneak off home whenever you like. Columbia Road Flower Market, Broadway Market, Redchurch Street, Hackney Farm and the canal are all close by, as well as great pubs and exciting new restaurants. You can barely turn on the TV without recognising a local street, which makes you feel like you're in the centre of things. Next door, Haggerston Park is a hidden gem, offering gorgeous gardens, a sweet playground and sporting facilities.

The flat is arranged over two floors, creating a natural sense of separation that works just as well for everyday living as it does for hosting. The main

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