



# LOVE LIVING

HACKNEY



2 The Bagel Factory, E9 5SZ  
Offers in excess of £525,000

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## 2 The Bagel Factory

, E9 5SZ

- Chain Free
- Two Bathrooms
- Open Plan Kitchen / Living room
- Close to the Olympic park
- Two Bedrooms
- Winter Garden
- Close to Victoria park

### The Home-

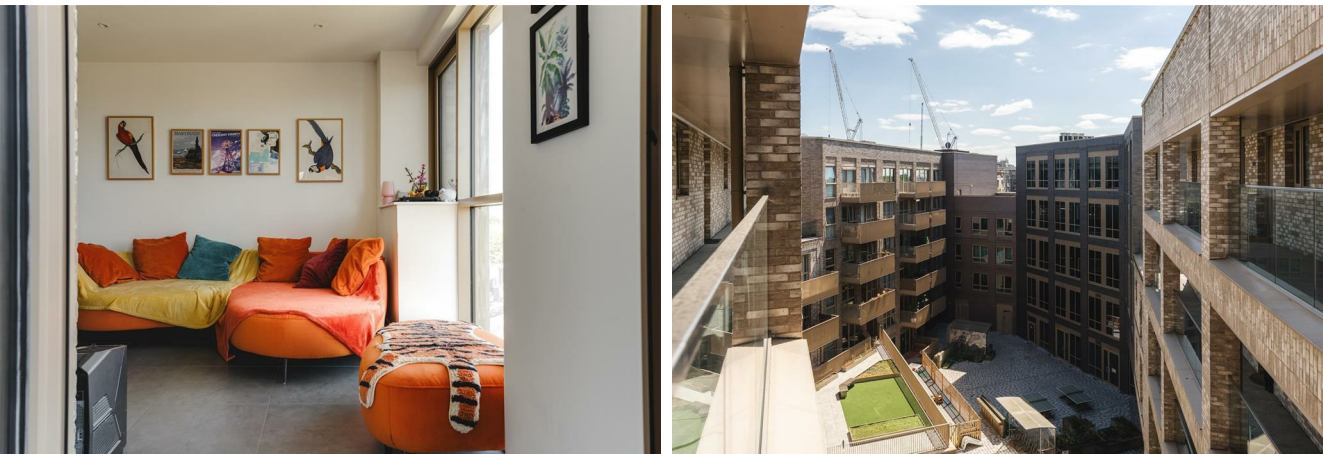
This apartment on the fifth floor of the Bagel Factory in Hackney Wick features a spacious modern layout. At its heart is a bright open-plan kitchen/living area, boasting floor-to-ceiling windows that let in loads of natural light. It also opens onto a private winter garden to make indoor-outdoor living easy. There are two versatile bedrooms, with the second bedroom presently being used as an office. The property also boasts two bathrooms (one en suite) and a well proportioned family bathroom with both bath and shower facilities. The practical design flows logically from the entrance through communal spaces to private quarters.



### The Indoors

The layout is simple and effective, with a clear separation between living and sleeping areas, and enough flexibility to accommodate home working without compromise. Westfield shopping centre, local supermarkets, gyms, cafés, restaurants and bars are all within walking distance, giving you plenty of choice without needing to travel far. Home comforts, convenience and a strong sense of connection are beautifully combined in this building with its concierge on site, bike storage, gym facilities and shared ground floor courtyard. You enter straight into the hallway which is spacious and is the point from which every room is reached. The kitchen and living area, which naturally becomes the centre of the home and is bright and spacious and also provides access to the large winter garden. The kitchen is fully equipped which includes an oven, microwave and fridge. Storage is thoughtfully built in for food, cutlery and everyday essentials. There's plenty of space for a dining table, and beyond that the living area opens up, filled with daylight from full-height sliding windows. To the right of the living space is the first bedroom, comfortably sized for a double bed and ample space for storage. Large windows bring in strong natural light the room is currently being used as an office space. Nearby is the main bathroom, finished with a bath, fitted shower, heated towel rail, and clean, understated fittings. The main bedroom is a generous space with room for a double bed, fitted wardrobes and plenty of natural light. The ensuite's well-chosen fixtures and walk-in shower keep it feeling calm and practical.

### The Outdoors





With easy access from the front of the open-plan kitchen and living space, this fine winter garden offers delightful views across the neighborhood and beyond. A brick backdrop adds character, while the overhead cover provides shelter so that it can be enjoyed year-round.

### Loving the Location

In the heart of Hackney Wick, in a location nestled between Victoria Park and the River Lee, you'll find The Bagel Factory. It's surrounded by a vibrant cultural scene that has seen substantial investment in recent years. Several establishments, including the highly-regarded Cornerstone, Silo, Crate Brewery and The Breakfast Club make dining and drinking out a real pleasure. Also within walking distance is the Here East campus, while The Yard theatre and music venue is also close by if you fancy some award-winning entertainment. The proximity to Victoria Park and its surrounding pubs, as well as the excellent range of restaurants and shops complete with The Ginger Pig butchers in Victoria Park Village on the park's north side make for a fantastic locale.

The apartment, located near Hackney Wick station, is easily accessible by London Overground services to Highbury & Islington (a 10-minute ride) and Stratford International (a 6-minute ride).

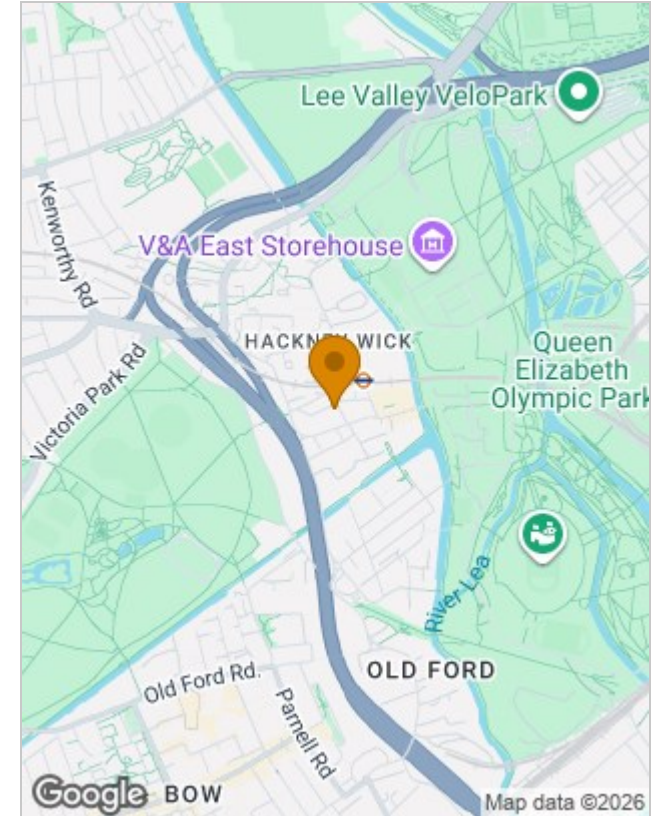




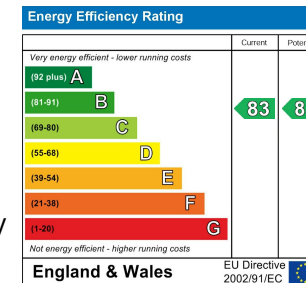
## Floor Plans



## Location Map



## Energy Performance Graph



## 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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