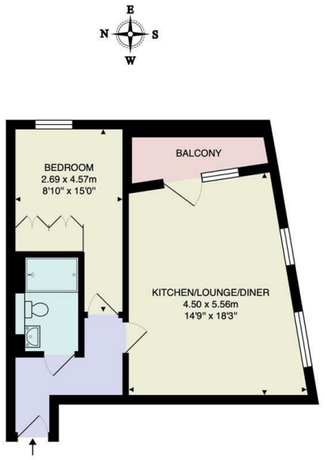


FIRST FLOOR

Total Area (Excluding Balcony): 40.9 m² ... 440 ft²

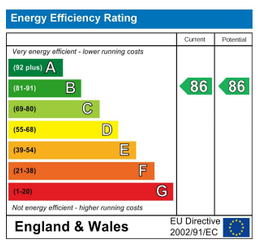
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
14'9" x 18'2"

Balcony

Bedrrom
8'9" x 14'11"

Shower Room



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CECILIA ROAD, HACKNEY

Offers In Excess Of £400,000 Leasehold
1 Bed Flat

Features:

- One Bedroom Property
- First Floor
- Private Balcony
- Beautifully Presented Throughout
- Complete Chain
- Moments from Dalston Kingsland
- Short Walk to Hackney Downs

This first-floor one-bedroom home offers a bright, thoughtfully arranged setting with its own private balcony providing an inviting slice of outdoor space. The interiors feel beautifully maintained and ready to enjoy, creating a comfortable base in a lively and well-connected part of London. With the reassurance of a complete chain, the move is made that bit smoother. Positioned just moments from Dalston Kingsland and only a short stroll from Hackney Downs, it sits perfectly for those who value quick links, great neighbourhood energy and effortless everyday convenience.

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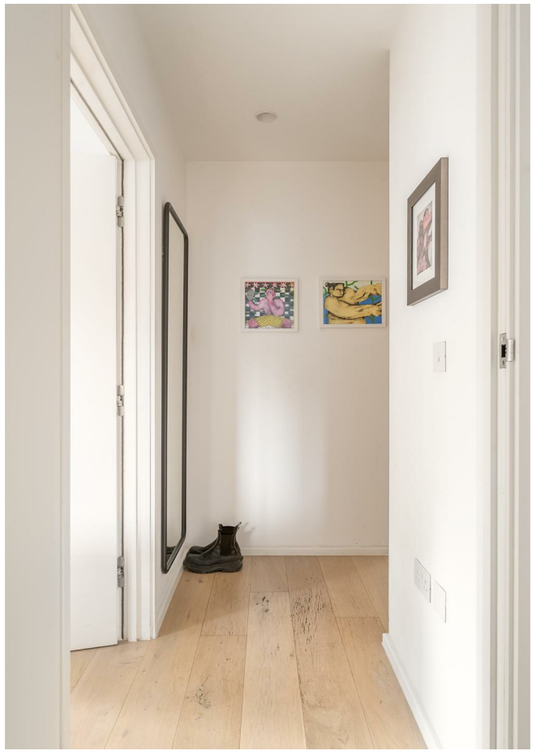

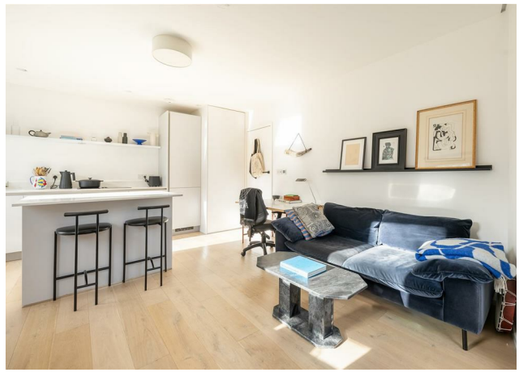

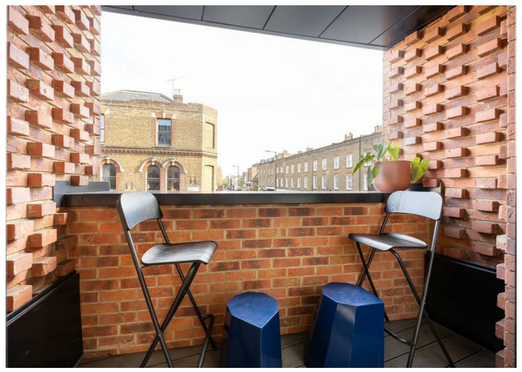

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IF YOU LIVED HERE...

This contemporary home sits within a beautifully composed brick building, its warm tones and crisp, geometric form giving it a confident presence on the corner. Deep-set windows and sculpted recesses create texture and rhythm across the façade, lending the architecture a quiet sense of strength and individuality within the surrounding streetscape.

Stepping indoors, a bright hallway sets a welcoming tone. Pale flooring and soft, clean walls create an immediate sense of ease, with a clear, flowing arrangement that guides you naturally towards the main living space. The open-plan kitchen, dining and lounge area unfolds with a gentle lightness, its atmosphere enhanced by multiple windows and a glazed door that work together to draw in daylight throughout the day. Timber flooring keeps the room feeling warm, while the central island anchors the space and offers a natural gathering point. The room moves comfortably between cooking, dining and unwinding, with plenty of flexibility for arranging furniture to suit your lifestyle. The glazed door opens onto a sheltered balcony, framed by rich brickwork and offering an inviting corner for fresh air, a morning coffee or a quiet pause above the street below.

The bedroom continues the home's calm, airy feel, with pale finishes, built-in wardrobes and a simple layout that encourages rest. The bathroom completes the interior with softly textured surfaces and a recessed timber-framed mirror that adds both character and a practical ledge, contributing to an overall sense of tranquillity and understated style.

The neighbourhood surrounding the property offers a lively blend of independent spots, green retreats and cultural pockets, all within an easy wander. Coffee lovers are well catered for, with Ngopi UK serving thoughtfully crafted cups nearby, while Casa Fofo brings a refined, intimate dining experience close to home. The Three Compasses sits just moments away, offering a relaxed place to meet friends, and Café Oto adds something altogether different, shifting effortlessly from daytime café to one of London's most intriguing experimental music venues after dark. For outdoor space, both Hackney Downs and London Fields provide generous stretches of green, perfect for weekend strolls or lazy afternoons, with Pub on the Park adding a friendly stopping point. Ridley Road Market brings colour and character with its bustling stalls, and Broadway Market offers an enjoyable mix of food, fashion and local makers, rounding out a vibrant, well-connected setting.

WHAT ELSE?
Getting around is refreshingly easy, with Dalston Kingsland and Hackney Downs both just over five minutes from home. Dalston Junction sits around ten minutes away, offering further convenient links across the city, while Hackney Central can be reached in under fifteen minutes.

A WORD FROM THE OWNER...

"I've adored my time living in Maison Brique. The flat has a chic, youthful energy to it - colourful touches, modern finishes, and a laid-back, creative feel. It's the kind of place where you can throw on a record, have friends over for a glass of wine, or just curl up after a long day and feel instantly at home.

The neighbourhood has been the best part. Sitting between Hackney Downs and London Fields means weekends are a mix of park walks, coffee stops, and lazy afternoons on the grass. There's always somewhere new to try - from tiny bakeries and natural wine bars to pop-ups, markets, and late-night spots. Broadway Market on a Saturday, Dalston on a Friday, lido swims in summer... it never gets boring.

Transport's easy, the vibe is creative and social, and everything you need is within a short wander.

I'll really miss the energy and character of this place - it's been a brilliant home in one of the most exciting corners of London."

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