



# LOVE LIVING

HACKNEY



11 Glebe Road, London, E8 4BD  
£725,000





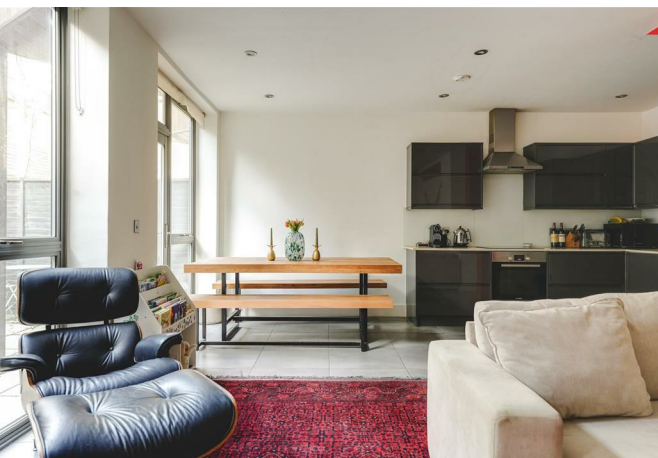
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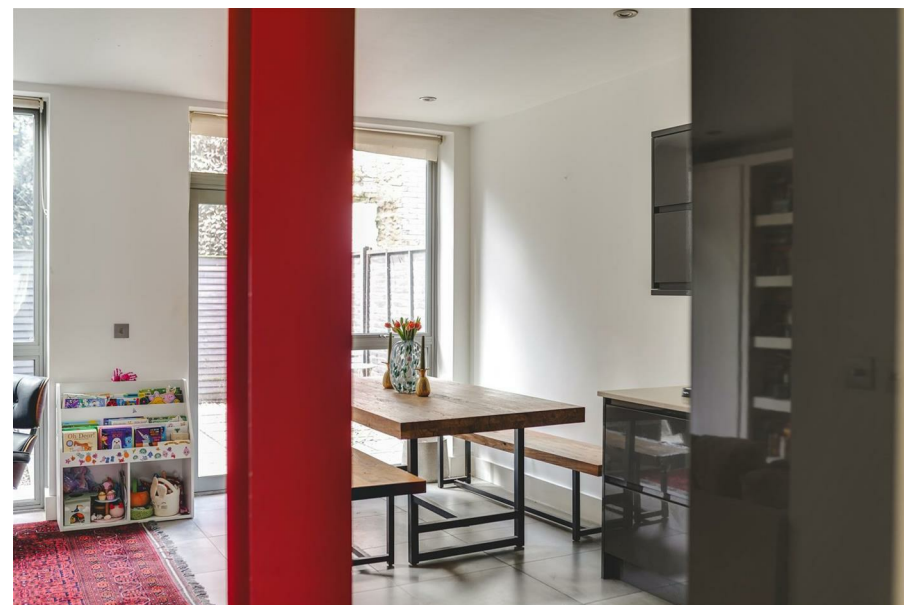
- Floor to ceiling windows and doors
- Main bedroom with fitted wardrobes and ensuite shower room
- Private paved garden
- Bright open-plan living and kitchen space
- Second bathroom with bath, walk-in shower and heated towel rail
- Prime Location close to excellent transport links and the Regents canal

## The Home -

This is a well considered home comes with a share of the freehold, a clear layout, floor to ceiling windows and doors offer good natural light, and there's a private garden at the rear. Inside, there is an open plan living and kitchen area, two bedrooms, and two bathrooms, including an en-suite. Outside, the garden adds a useful extension to the living space. Glebe Road sits close to the green spaces of Stonebridge Gardens and London Fields - with the famous outdoor swimming pool and tennis courts, Wilton Way, Broadway Market and all close enough to become part of everyday life, plus the Regents canal is nearby. Strong transport links make getting across London simple, whether by Overground from Haggerston station which is a three minute walk away.



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## The Indoors

You step into a central hallway that quietly leads you through the home without wasted space. At the back, it opens into a wide living and kitchen room that looks straight out onto the garden. There's enough room here for a proper sofa setup, a dining table, and space to move without it feeling tight. Floor-to-ceiling windows bring in a steady wash of daylight, giving the room a relaxed, open feel throughout the day. The kitchen is fitted with Bosch appliances, oven, dishwasher, and fridge freezer, all neatly integrated and easy to live with.

The bedrooms sit away from the main living area, giving them a more settled feel. The main bedroom comfortably fits a double bed and fitted wardrobes, with windows placed to draw in light without overpowering the room. The en-suite bathroom is simple and well finished, with a walk-in shower and clean-lined fittings. The second bedroom sits nearby, and across the hall the main bathroom offers both a bath and a walk-in shower, along with a heated towel rail, making it practical as well as easy on the eye.

## The Outdoors

The garden is a paved, low-fuss space that works as an extra room in warmer months. There's plenty of space for a table, chairs, and a few people gathered late into the evening. It's private, straightforward, and easy to enjoy a spot for fresh air, conversation, and switching off without leaving home.

## Loving The Location

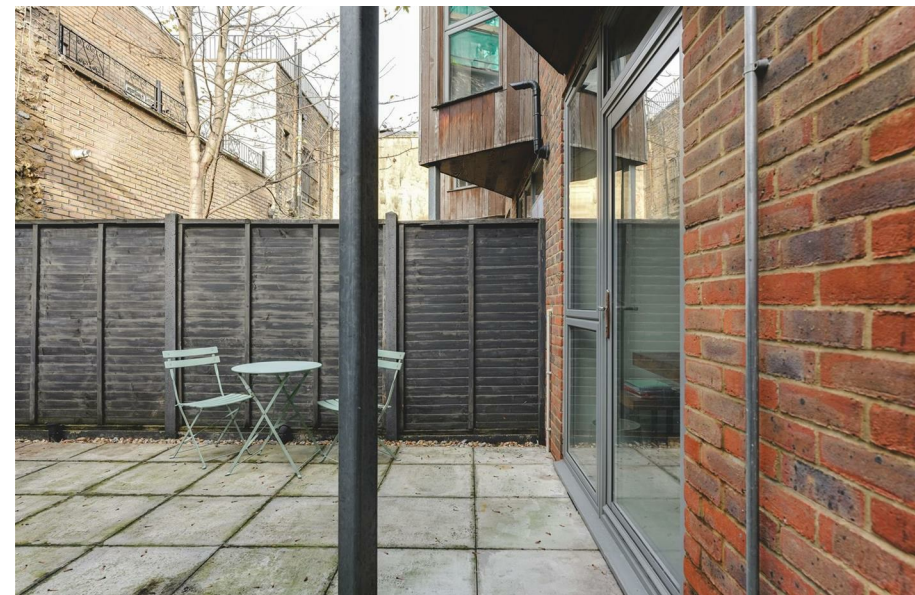


The apartment is situated perfectly between Dalston, Stoke Newington and London Fields. Dalston has an eclectic range of bars, restaurants, cafes and lifestyle including Oren, Papo's Bagels, Brilliant Corners, Mangal II and many excellent pubs. The apartment is also perfectly positioned for the best of London Fields, Wilton Way, Mare Street and Broadway Market. London Fields' heated lido and tennis courts are a 20 minute walk from the front door.

There are many fantastic restaurants locally, notably Pophams Bakery, Lardo and Violet Cakes on Wilton Way. Weekly markets take place at Victoria Park, with Broadway Market also a short walk along the Regent's Canal Path. E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread, and nearby Netil Market is a thriving hub of restaurants, breweries and coffee roasters.

Stoke Newington and Church Street is full of artisan coffee shops and smart cafés every few yards including Caffeine London; The Good Egg; The Blue Legume; The Green Room and The Last Crumb Café. There is a wide choice of restaurants including Franco Manca chain pizzeria; Fanny's Kebabs, now with three branches; Spanish restaurant Black Pig with White Pearls; The Haberdashery for brunch and lunch; Yum Yum, a long-standing modern Thai restaurant in a fine Georgian house.

Haggerston overground station is a three minute walk away, plus Dalston Junction and Kingsland stations are both nearby, providing transport links on the east/west and south-bound branches of the London Overground. Nearby Hackney Downs station provides links to Liverpool Street in less than ten minutes. Buses run regularly to London Bridge and the City from nearby Kingsland Road.





## Floor Plans



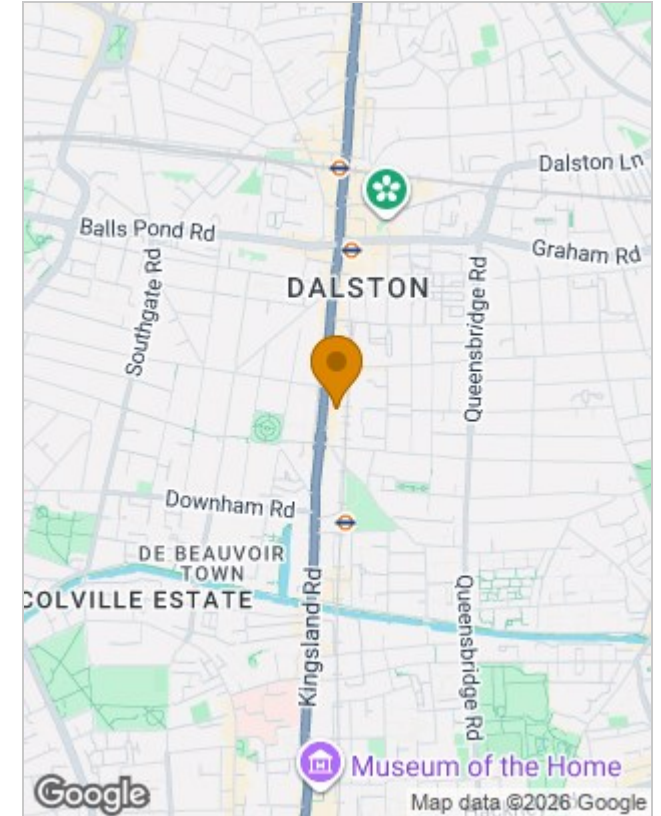
## Viewing

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.

Studio 74, Containerville 1 Emma Street, London, E2 9DT  
Tel: 0203 005 2600 Email: [hello@loveliving.uk](mailto:hello@loveliving.uk) <https://www.loveliving.uk>

## Location Map



## Energy Performance Graph

