



LOVE LIVING  
HACKNEY



2 Palmers Road, London, E2 0SX  
Offers in excess of £625,000





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# 2 Palmers Road

London, E2 0SX

- Open Plan Living
- Excellent transport links
- Engineered Oak Herringbone flooring
- Chain free
- Far reaching views
- Terrace and balcony access
- High end finish and underfloor heating
- Farrow & Ball
- Close to Victoria Park, Mile End Park and the Regents Canal
- Concierge and secure underground parking

The Home –

Located on Palmers Road, this beautifully designed penthouse offers an exceptional merge of stylish interiors and practical living spaces. Just a short walk to Victoria Park, with excellent transport links via Bethnal Green, Mile End and Bow Road stations (Central, District, and Hammersmith & City lines). Thoughtfully renovated with high-end finishes, including Havwoods prime grade engineered Oak herringbone flooring with acoustic underlay throughout, Farrow & Ball, Bosch appliances and elegant Tom Dixon pendant lighting, every detail has been carefully considered for style and comfort. The home is bathed in natural light thanks to the floor to ceiling windows, far reaching views from a private terrace and separate balcony. The penthouse also has high ceilings, a concierge and secure underground parking.



## The Indoors

Stepping into the entrance, you are immediately welcomed by an expansive open-plan living and kitchen area, to the right. This space is designed to maximize light and openness, featuring two floor-to-ceiling windows that bathe the room in natural daylight throughout the day. The high ceilings create an airy atmosphere, while the layout allows for a comfortable TV and sofa setup, a work-from-home space, and a dining area perfect for entertaining.

The L-shaped kitchen is stylish, functional and efficient, providing ample storage for utensils and cookware. Featuring high-quality appliances, including a Bosch induction hob, oven, and dishwasher, the space offers a sleek yet practical design. The layout also ensures a subtle separation between the kitchen and living area, allowing for privacy while cooking.

A few steps down the hallway, to the left, you'll find the main bathroom, designed for both relaxation and convenience. This beautifully tiled space features a walk-in shower with a teak shower tray, complemented by sleek Roca fixtures and a Duravit vanity basin. The stylish hexagonal tiling provides a contemporary touch, while the underfloor heating ensures warmth and comfort throughout the colder months.

Further down the hallway, lies the main bedroom, a calming sanctuary painted in Farrow and Ball's 'Railings', a deep and sophisticated shade. The space comfortably accommodates a double bed and built-in wardrobes, offering both comfort and practicality. Two floor-to-ceiling windows flood the room with natural light, with one providing direct access to a private terrace, a peaceful retreat with stunning London skyline views.

At the end of the hallway, you'll find the second bedroom, a versatile space that can be used as a guest bedroom, study, or creative studio. Like the main bedroom, it hosts ample space for a bed and fitted wardrobes, with a floor-to-ceiling window leading to a private balcony.

## The Outdoors



This home offers two exceptional outdoor spaces, perfect for enjoying fresh air and panoramic views. The private terrace, accessible from the main bedroom, provides a serene retreat ideal for morning coffee, outdoor dining, or simply unwinding with breath-taking London skyline views. The balcony, accessed from the second bedroom, offers another intimate space to relax, read a book, or enjoy the peaceful surroundings. Both outdoor areas ensure a sense of privacy and tranquillity.

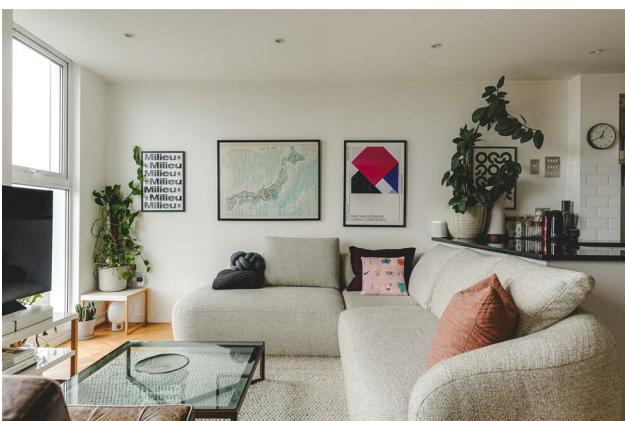
#### Loving The Location

Located moments from the renowned Victoria Park which is one of London's most treasured outdoor spaces. Established in 1888, the nearby Roman Road Market survived the influx of covered shopping centres in the 1970s and continues to thrive as an east London tradition. It is one of London's oldest roads and is historically the main entryway to the city from the east. New additions such as Mae + Harvey and Whole Fresh sit alongside the traditional street market which runs thrice weekly.

Victoria Park, home to the Pavilion Café and Chisenhale Gallery, is a short walk away. Just the other side of the much-loved green space, Victoria Park Village has a great food and drink scene, featuring the Ginger Pig butchers, Bottle Apostle and Jonathan Norris Fishmongers. This part of town has some excellent pubs such as The Palm Tree which is a legendary old Pub that sits in the middle of Mile End Park and has been used in many film and TV shoots, plus they have live Jazz music regularly, and there are many lovely parks. The Regent's Canal connects Victoria Park to Mile End Park, and further east is the Queen Elizabeth Olympic Park.

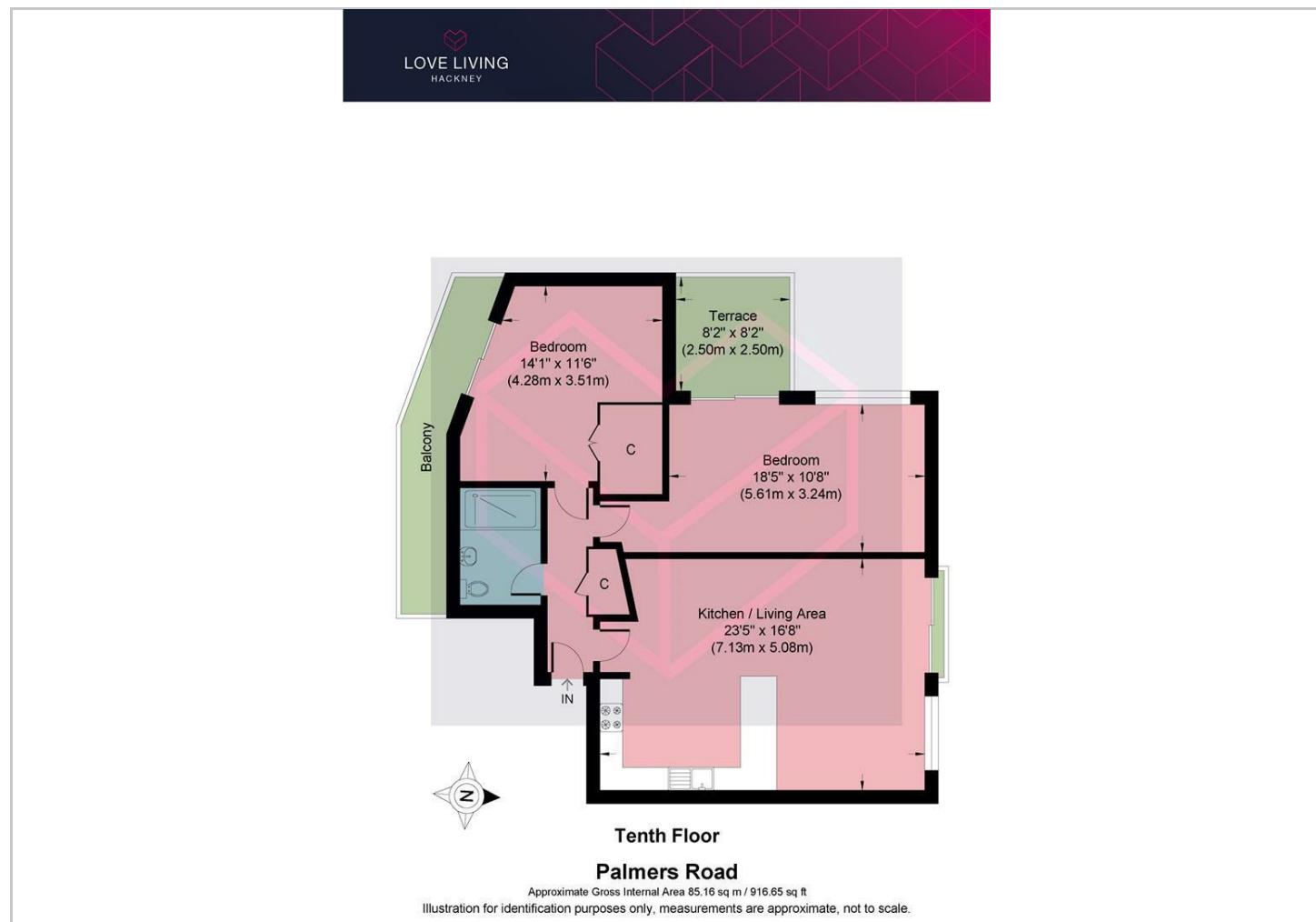
Liveable Streets Bow is a £5million project being delivered by Tower Hamlets Council and TfL in consultation with The Roman Road Trust. Now in the final phase of consultation, they propose various measures to reduce traffic in Bow, including pedestrianizing Roman Road from 10am to 4.30pm every day, while also widening pavements, planting trees and creating more public space.

Mile End and Bow Road stations (Central, District and Hammersmith & City Lines) are a short walk to the south from Palmers Road.

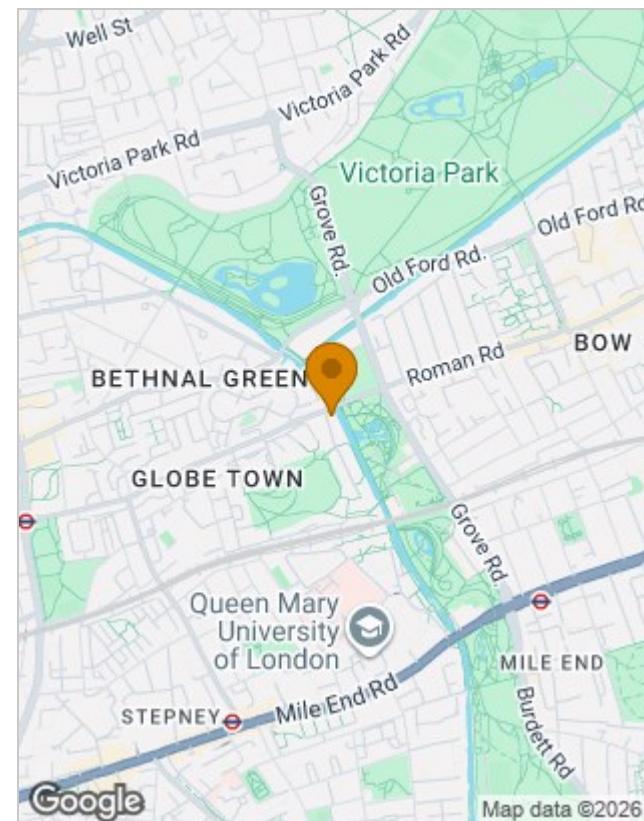




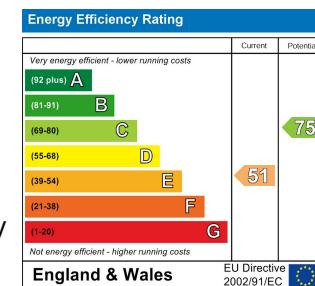
## Floor Plans



## 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.