

Total Area: 86.7 m² ... 934 ft²

All measurements are approximate and for display purposes only

Hallway
13'6" x 17'0"

Kitchen/Reception Room
33'5" x 10'4"

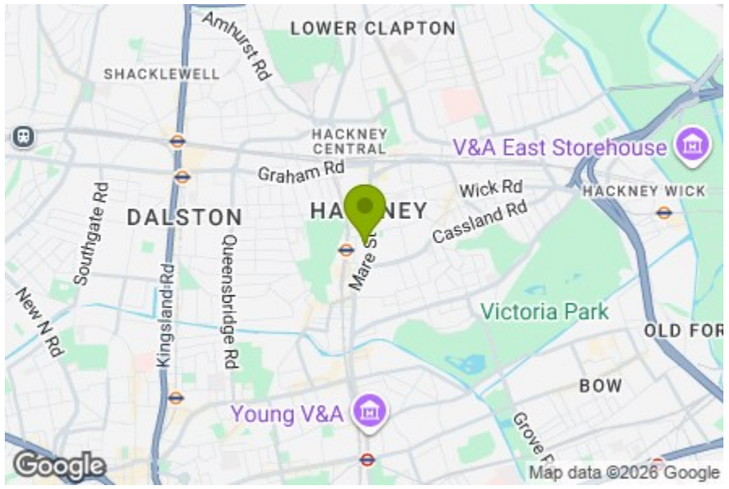
Bathroom
5'11" x 6'9"

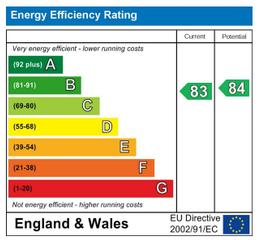
Bedroom
8'11" x 9'2"

Bedroom
9'1" x 13'0"

Bedroom
12'5" x 10'10"

Ensuite
4'4" x 6'4"





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SILESIA BUILDINGS, HACKNEY

Offers In Excess Of £700,000 Leasehold
3 Bed Flat

Features:

- Three Bedroom Apartment
- Two Bathrooms
- Over 930 sq.ft
- Second Floor
- Beautifully Presented Throughout
- Moments Away From London Fields
- Chain Free

A beautifully presented three bedroom apartment on the second floor of a modern development, with over 930 sq ft of space and London Fields just moments away. Broadway Market, Mare Street and the many independent places that make this part of Hackney such a great place to live are all within easy reach.

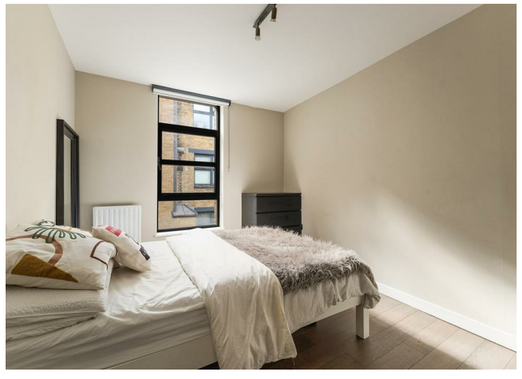
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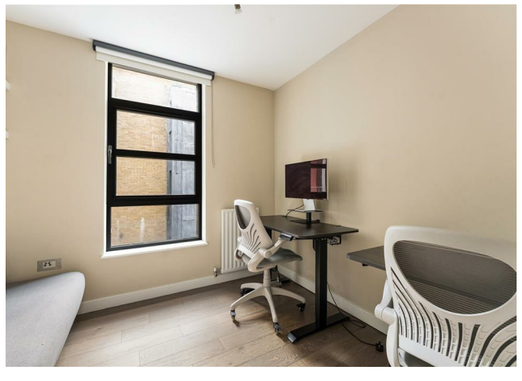












IF YOU LIVED HERE...

The entrance hall leads through to an impressively long kitchen and reception room, giving you plenty of room to create distinct areas for cooking, dining and relaxing. Wooden flooring runs throughout, while large windows bring in natural light. The kitchen sits neatly to one side, with pale cabinetry, dark worktops and a glass splashback. At the opposite end, there's ample space for a generous seating area and dining table, with an exposed brick wall adding some texture to the room.

All three bedrooms are arranged off the hallway. The largest has fitted wardrobes and its own ensuite shower room, while the second is another well-proportioned bedroom with a large window. The third bedroom is currently set up as a workspace, showing how easily the layout can adapt to working from home or accommodate another bedroom. There's useful storage within the hallway too.

Alongside the ensuite, there's a separate main bathroom with a bath and shower above, finished with large-format tiling and a wall-mounted vanity unit. The apartment is presented in a calm, contemporary style throughout, with neutral walls and clean finishes allowing the sense of space to do much of the talking. It's also being sold chain free.

WHAT ELSE?

London Fields is moments away, giving you plenty of green space as well as the much-loved Lido. Broadway Market is close by too, while nearby Climpson's Arch is home to Brat at Climpson's Arch. Auguste on Mentmore Terrace is another excellent local spot, just around the corner from London Fields.
Head towards Mare Street and you'll find even more places to eat, drink and browse, while nearby Hackney Central puts the wider neighbourhood within easy reach.
London Fields station provides Overground services towards Liverpool Street, with Hackney Central also nearby for connections across East and North London.



A WORD FROM THE EXPERT...

"I feel right at home living in Hackney, even though I am originally from Greece. You can be yourself, wear what you like and always feel welcome. The multicultural spirit shines through in the cafés, restaurants, shops and bars. From specialty coffee and Michelin star dining to parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway Market are full of community energy, great food and local makers. The marshes are ideal for dog walks, and nearby you can stop by the Princess of Wales for a Sunday roast, Here East for brunch or Crate Brewery for pizza and a local beer. Homes range from Victorian and Georgian houses to red brick local authority blocks and modern developments with shared roof terraces. I have truly found my place in Hackney, and it holds a special spot in my heart".

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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