

Exbury House, Brenthouse Road

E9, Hackney

£450,000

Arranged over two floors, this two-bedroom duplex apartment on Brenthouse Road, Hackney, E9, offers approximately 794 sq ft of accommodation, with an unconventional layout that makes an interesting alternative to a traditional two-bedroom flat.

The arrangement is reversed, with the two bedrooms occupying the lower floor and the main living accommodation positioned above. An internal staircase connects the two levels, giving the apartment a more house-like feel and creating a natural distinction between the living and sleeping areas.

The upper floor is particularly appealing, with the removal of the original partition wall opening up the living space and allowing natural light to flow more freely through the room. The resulting open outlook, with unobstructed views towards the horizon, adds another dimension to the space. It is a pleasant setting for everyday living, with plenty of room to relax or entertain.

Making good use of the available accommodation, a former storage area has been repurposed as a home office. This provides a separate place to work, study or pursue other interests, without needing to dedicate one of the bedrooms to a desk. There is also a separate storage unit, offering additional space for larger belongings and those items that are better kept out of the way.

The location is another important part of the appeal. Brenthouse Road is well placed for the independent shops, cafés, restaurants and other amenities that give this part of Hackney its character. Broadway Market is a popular destination, particularly at weekends, with its mix of food stalls, independent retailers and places to eat and drink. Closer to home, Mare Street provides a good selection of everyday shops and services, whilst Wilton Way and the surrounding streets are known for their independent cafés and neighbourhood businesses.

There is also plenty to enjoy outdoors. London Fields provides a welcome expanse of green space, with sports facilities and its popular outdoor Lido, whilst Victoria Park offers further space for walking, cycling and spending time outside. The nearby Regent's Canal provides another route through the area, connecting a number of Hackney's best-known neighbourhoods.









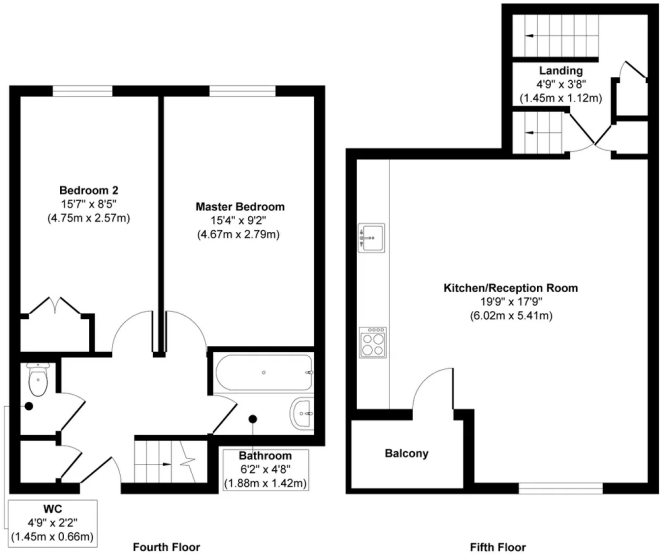












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Approx. Gross Internal Floor Area 794 sq. ft / 73.75 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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