LOVE
LIVING



The Textile Building 31A Chatham Place, London, E9 6FJ

Offers in excess of £535,000

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The Textile Building 31A Chatham Place

London, E9 6FJ

- Open-plan living
- Exposed brickwork
- Two bedrooms
- Close to Victoria Park, London Fields, Broadway Market and Well Street
- Underfloor heating throughout
- Excellent transport links
- Warehouse conversion
- Private balcony

The Home -

This industrial inspired apartment in the Textile Building is an urban oasis that combines contemporary design with the charm of East London's rich history. The spacious open-plan living area, with its high ceilings and oversized windows offering ample light and sweeping views of East London. The apartment features high-spec Samsung and AEG kitchen appliances, for an energy-efficient lifestyle, and solid oak flooring throughout the kitchen, living room, and corridors.





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The Indoors

The living area is both practical and stylish with storage to accommodate all your needs. The kitchen complements this open space with its sleek design and brand-new appliances. The layout is perfect for cooking and socializing, allowing you to interact with guests. The balcony comes off the living room providing great lighting and easy access. The main bedroom is bathed in natural light thanks to the large windows. With room for a double or king-sized bed, this space is ideal for relaxation. The exposed brick wall adds a touch of character to the room. The second bedroom offers ample space for a double bed and plenty of wardrobe storage. Its well-placed windows ensure the room is always bright and airy. It is currently being used as a walk in wardrobe. The Bathroom is modern and sleek.

The Outdoors

The Balcony is spacious and provides great views across the city. The street is incredibly quiet due to the surrounding Low Traffic Neighbourhood (LTN) and one-way system. Wide pavements make it easy to move around with a bike or buggy. The building itself offers excellent amenities, including underground bike storage and a concierge service six days a week.

Loving the Location

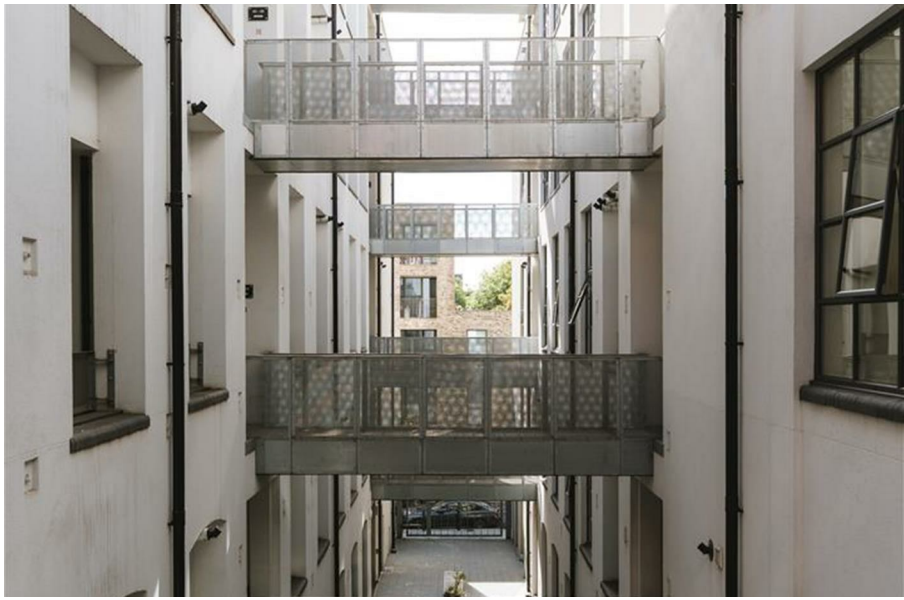
The Textile building is positioned moments from Well Street with a fantastic array of local amenities and notable eateries such a Well St Pizza and Kenton Arms. Hackney Wick is nearby and lies between Victoria Park and the River Lee. Once a bustling industrial area, it now draws an eclectic and creative crowd. Since the 2012 Olympics, it has seen a significant influx of cultural investment, with new developments and facilities in easy reach of this house. There are numerous restaurants and bars, including the Michelin-starred Cornerstone, as well as Silo and Crate Brewery.



The property is perfectly located near some of the best spots in Homerton, Clapton, and Victoria Park. With just a short walk from Homerton station, with Hackney Central and Hackney Downs also nearby. These stations provide Overground connections to Stratford, Highbury & Islington, and direct trains to Liverpool Street. Close by is Chatsworth Road, a lively street filled with independent shops, cozy cafes, and restaurants like the previously stated Shanes and Leo's. For specialty foods, you can visit L'epicerie and Organico. There's also a fantastic Sunday market and several great pubs, including The Kenton, The Elderfield, Adam & Eve, and The Spread Eagle, London's first vegan pub. Don't miss The Castle Cinema, an independently funded gem that screens a mix of classic and modern films. Also, nearby Well Street is a lively neighbourhood hub, lined with independent shops, cafés and eateries, alongside its historic market and strong local community feel.

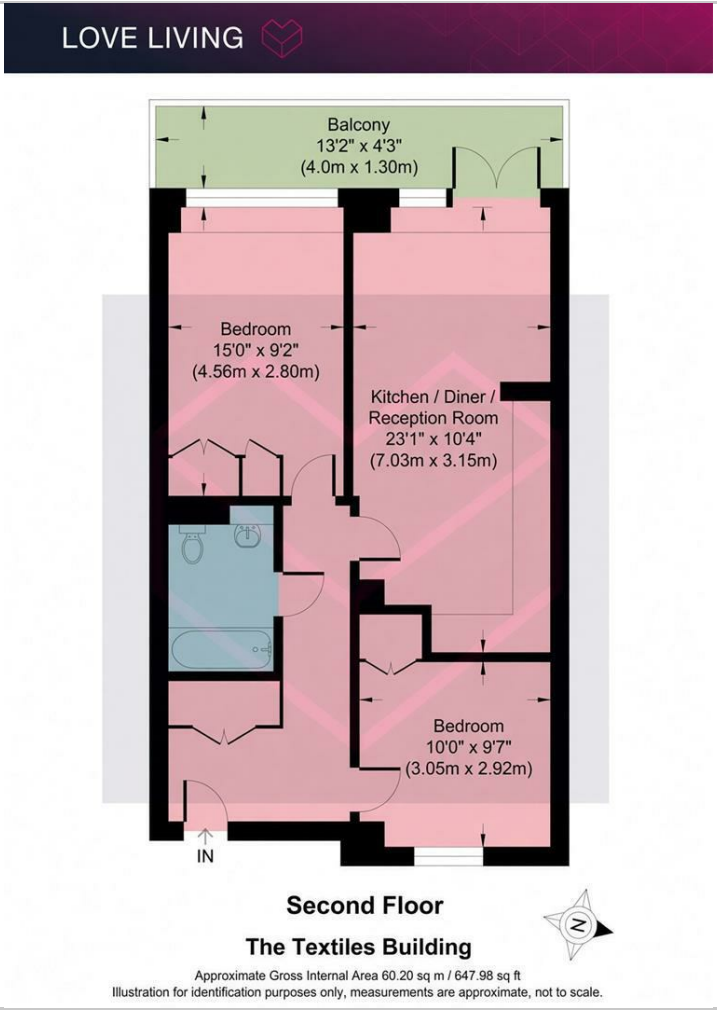
You're also within walking distance of beautiful green spaces like Victoria Park, London Fields, and Well Street Common. The area has a calm, village-like vibe thanks to its proximity to these parks, the canal, and local farmers' markets. Victoria Park Village offers great food shops like The Ginger Pig butcher and Jonathan Norris fishmonger. Nearby Broadway Market is another great spot for food, drinks, and a bustling Saturday market. For more dining options, you have places like Lardo, Pophams, and Elliots near London Fields, and Pidgin, Cornerstone, and Casa Fofo on Wall Street.



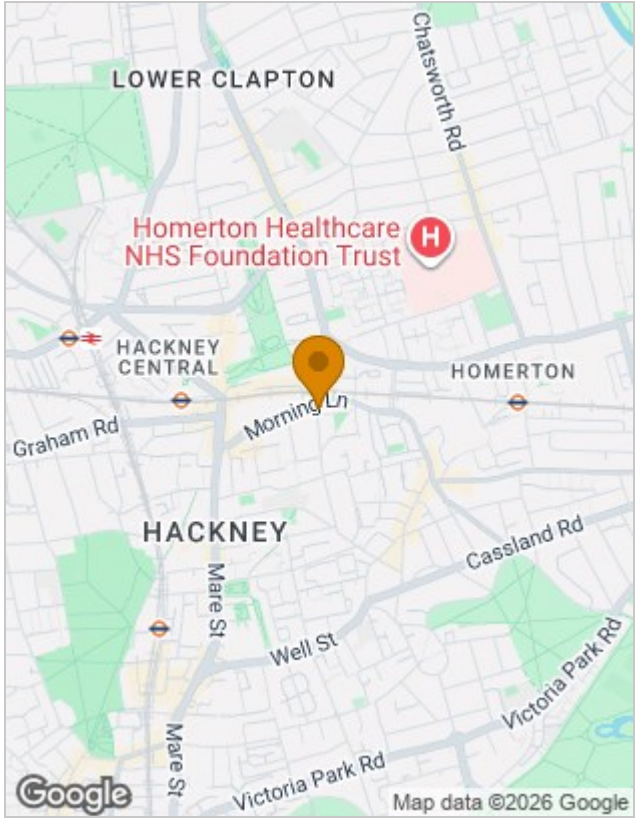




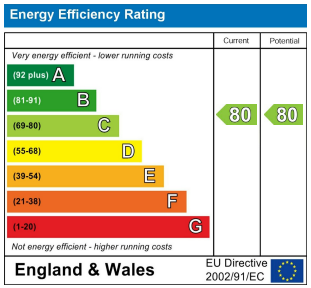
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Love Living 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.

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