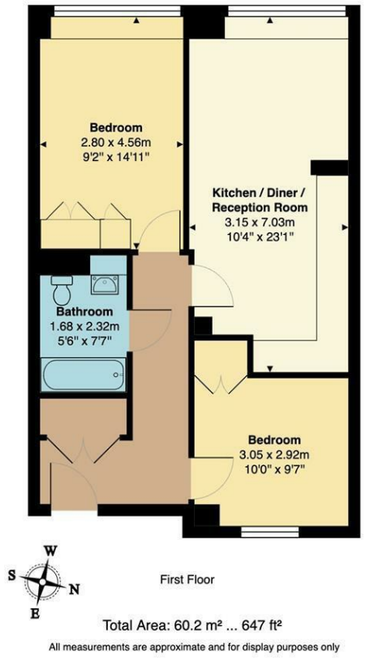


Total Area: 60.2 m² ... 647 ft²

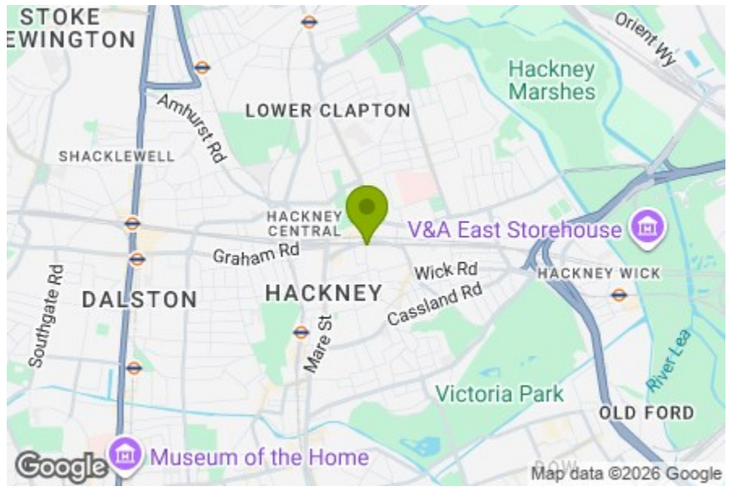
All measurements are approximate and for display purposes only

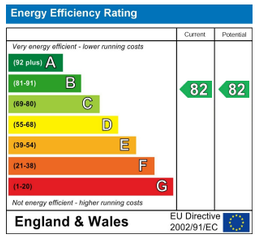
Kitchen/Diner/Reception Room
10'4" x 23'0"

Bedroom
10'0" x 9'6"

Bedroom
9'2" x 14'11"

Bathroom
5'6" x 7'7"





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CHATHAM PLACE, LONDON

Offers In Excess Of £500,000 Leasehold

2 Bed Flat

Features:

- Two Bedroom Flat
- First Floor
- Beautifully Presented
- Concierge
- Communal Terrace
- Chain Free
- Iconic Building
- Naturally Bright

Set within the Textile Building, this first floor two bedroom flat brings together clean, loft-style interiors and the energy of a well connected Hackney setting. Life here comes with some thoughtful extras too, including concierge service, a communal terrace and the reassurance of a chain free sale, all within one of East London's most recognisable former factory buildings.

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If you lived here...

You'd step into a thoughtfully arranged home of around 647 square feet, with a central hallway connecting each room in turn. At the heart of the flat is a generous open-plan kitchen, dining and reception room, where large factory-style windows bring in plenty of daylight and give the space its distinctive warehouse feel. The kitchen is simple and contemporary in crisp white, with open shelving adding a little warmth and character, while the living and dining area sits comfortably beneath the high ceiling.

Both bedrooms are well proportioned doubles, each with a calm, pared-back feel. The principal bedroom enjoys that same striking industrial-style glazing and a lovely sense of openness, while the second room is equally easy to imagine as a guest room, study or everyday bedroom. A smart bathroom sits just off the hall, finished in a clean, modern style. Throughout, the flat feels beautifully presented and easy to settle into.

What else?

Chesham Arms and Son's Coffee are both within easy reach, giving you two well-loved local spots for a pint, a coffee or a slow weekend start.
Victoria Park, London Fields and the wider mix of shops and amenities around Mare Street are all close by.
Hackney Central and Homerton are the nearest stations, with London Overground links and regular bus routes into the City.



"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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