

Lower Ground Floor

Total Area: 41.7 m² ... 449 ft²

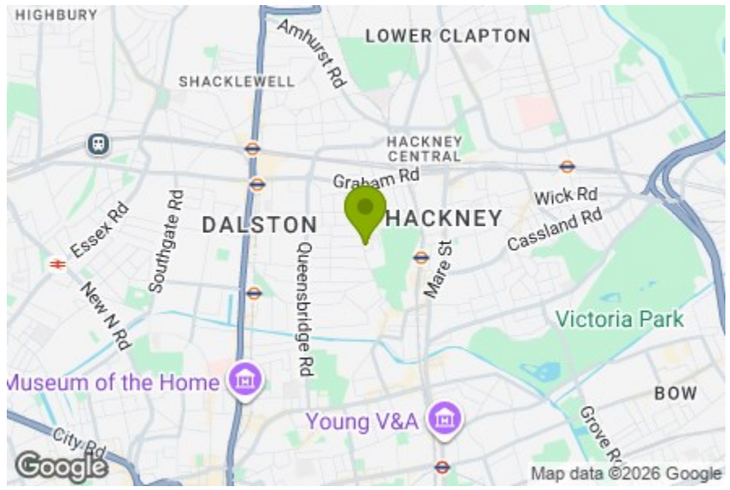
All measurements are approximate and for display purposes only

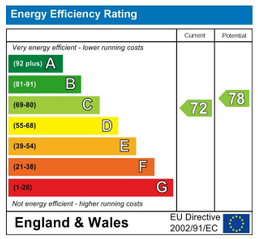
Reception Room
15'5" x 10'8"

Kitchen
7'8" x 7'7"

Bedroom
12'3" x 10'8"

Shower Room
4'4" x 8'4"





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LANSDOWNE DRIVE, HACKNEY

Asking Price £435,000 Leasehold

1 Bed Flat

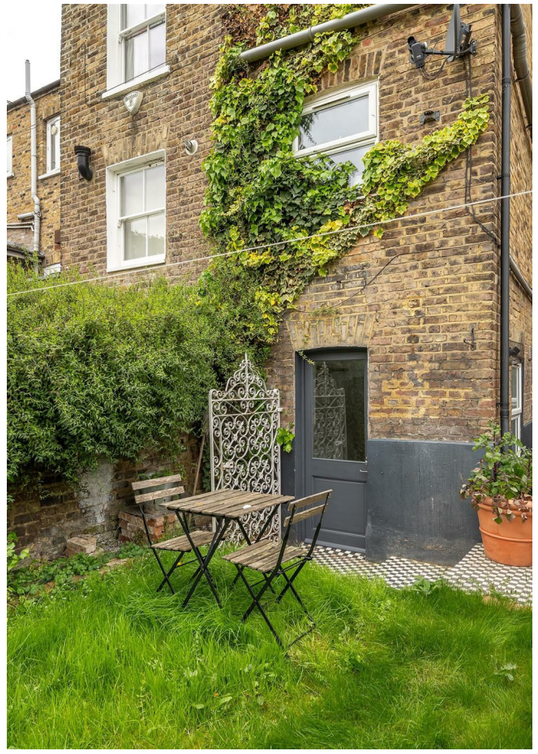
Features:

- Stones Throw from London Fields
- Lower Ground Floor Garden Flat
- Wood Floor Throughout
- Period Conversion
- Separate Kitchen
- Short Walk to London Fields Overground Station
- Chain Free

A sleek and spacious one bedroom apartment with rear garden on the lower ground floor of a Victorian townhouse. Here you're perfectly positioned moments from the open green space of London Fields park, with London Fields overground a leafy six minute stroll away.

Your new locale enjoys the best of all worlds - the nightlife and amenities of Dalston are within easy reach, as are the huge array of attractions of Broadway Market - a working Victorian Street Market packed with things to see and do. And that's without mentioning the wining and dining establishments that encircle the park on your very doorstep.

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IF YOU LIVED HERE...

You'll be stretching out in your generous 170 square foot lounge with natural light streaming in, handsome whitewashed timber floorboards underfoot, a wealth of built-in storage and calming light pewter walls. Next door your bedroom is a generous double coming in at 120 square feet with more of those covetable floorboards and a garden view.

Continue through to the shower room for a characterful statement wall in the guise of a vintage French mountain map and a walk in shower cubicle smartly dressed in contemporary matt black tiles. Into your dual aspect kitchen and you're greeted by a gleaming white metro tile backsplash, matching countertops and garden access. Out here you'll find a delightful mix of lush lawn and foliage, plus a raised sleeper bed to the left. Positively perfect for green-fingered enthusiasts.

Outside and Dalston's just thirteen minutes away on foot; Kingsland Road is brimming with interesting places to eat and drink, including the vibey tiki bar Ridley Road Market, Dalston Roof Park bar with exquisite views of the city skyline, as well as achingly cool music venues like Cafe Oto, The Victoria and Shacklewell Arms. Jidori serves up mouth-watering Japanese chicken wings and there's even Rio - an independent cinema.

WHAT ELSE?

- City workers are particularly well catered for here with London Fields overground station a mere six minutes away on foot to whisk you directly to Liverpool Street in eleven minutes.
- For your new local may we recommend Farr's School of Dancing? Named after the building's 1930s occupants, it serves up tasty craft beers and delicious Sunday roasts in a cosy, stripped back setting. It's just a fifteen minute stroll away. Alternatively, Pub on the Park is closer still. A popular choice offering up a great choice of vegan options.
- Cyclists are well catered for here, with the Limehouse Basin to London Fields cycle route among the top ten of two wheeled London rides as voted for in Time Out in 2020.



A WORD FROM THE OWNER...

Our sweet one-bedroom apartment in the heart of London Fields offers the perfect East London lifestyle. Just steps from the lido and London Fields park, you'll have swimming, picnics and strolls on your doorstep, plus Broadway Market's restaurants, bars, food stalls and shops just around the corner. Excellent transport links make exploring the city so easy, while your own private grassy backyard adds a great little green space for relaxing or entertaining friends. We loved living here and hope someone else enjoys living here as much as we did.

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