



# LOVE LIVING

HACKNEY



9 Cresset Road, London, E9 6FS

£475,000



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£475,000

# 9 Cresset Road

London, E9 6FS

- Two double bedrooms
- Re-designed kitchen with pantry-style storage and Smeg appliances
- Private balcony
- Large shared roof terrace
- Open plan living and kitchen area
- Built-in oak ply desks, including two dedicated work-from-home setups
- Excellent location near Well Street, Victoria Park, Hackney Wick and Olympic Park,

The Home –

This is a well-planned two-bedroom home with strong natural light, smart storage, and spaces that genuinely work for day-to-day living. Everything is connected by a central hallway, leading through to a bright living and kitchen space, a private balcony, and access to a large shared roof terrace, plus the added benefit of secure underground parking. Thoughtful upgrades throughout, including built-in workspaces and a redesigned kitchen, make it especially appealing for anyone working from home. Positioned close to Well Street, Victoria Park and Hackney Wick, placing you near great food, green space, creative hubs, and reliable transport, without losing the sense of being tucked away.



## The Indoors

The front door opens into a hallway that acts as the spine of the home, connecting every room without wasted space. To the right, the main living and kitchen area sits at the end of the corridor and immediately feels open and bright. Floor-to-ceiling glass draws in daylight throughout the day and opens directly onto the balcony, giving the room a relaxed, open feel. There is ample space here for a full sofa and TV setup, as well as a dining area if desired. The kitchen occupies the rear of the room and has been redesigned with both storage and practicality in mind. Pantry-style units provide plenty of room for food and cookware, while integrated appliances include a Smeg fridge, freezer, oven, dishwasher, and cooker. Everything has been arranged to keep the space easy to use and visually clean.

The first bedroom is currently arranged as a study and features a built-in oak ply desk. Large windows keep the room bright, and there is enough space to accommodate a bed and fitted wardrobes, making it a flexible second bedroom. The main bedroom sits next door and comfortably fits a double bed, with built-in wardrobes and generous windows that bring in light throughout the day. The bathroom is neatly finished and well proportioned, featuring a full-sized bath with a rain shower, a steam proof mirror, heated towel rail and sleek fixtures.

## The Outdoors





The private balcony extends directly from the living area and offers space to sit, unwind, and spend time with friends or family while looking out across the surrounding neighbourhood. In addition to this, residents also have access to a large shared roof terrace.

### Loving The Location

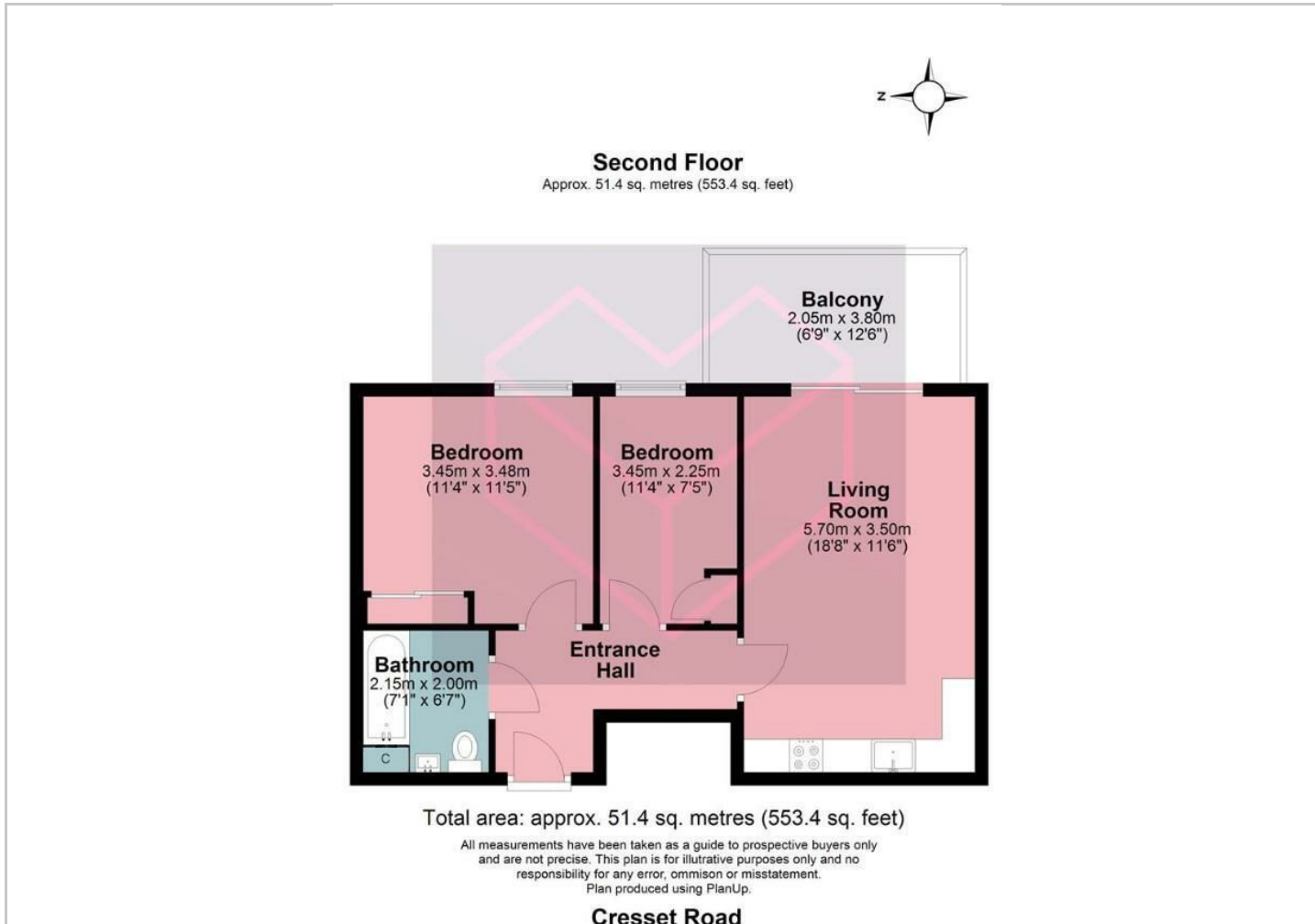
Cresset Road is perfectly located near some of the best spots in Homerton, Clapton, and Victoria Park. With just a five-minute walk from Homerton station, with Hackney Central and Hackney Downs also nearby. These stations provide Overground connections to Stratford, Highbury & Islington, and direct trains 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.

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 Fofu on Wall Street.





## Floor Plans



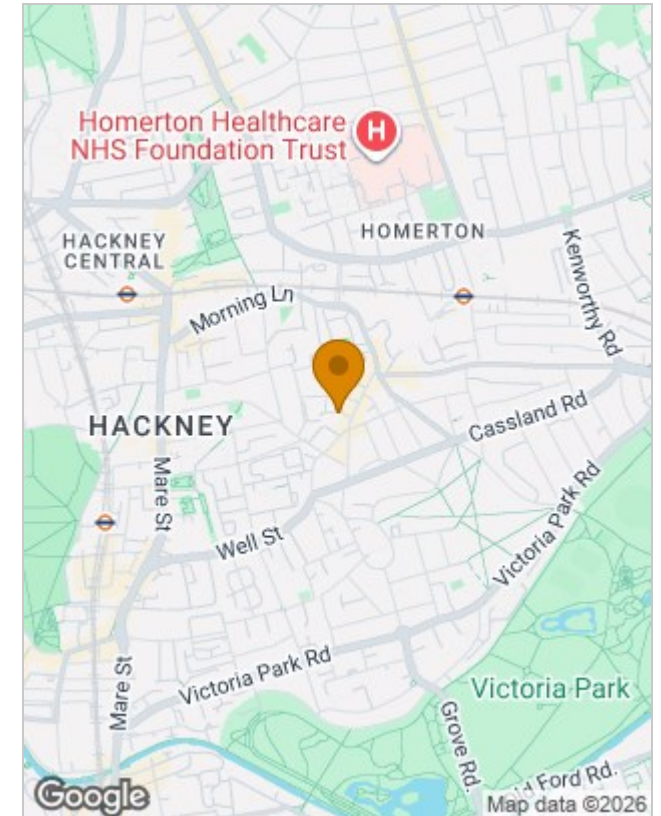
## Viewing

Please contact our Love Living Hackney 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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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	