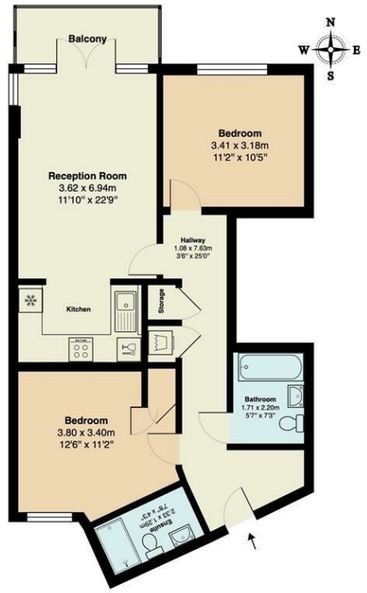


Third Floor

Total Area: 71.8 m² ... 773 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Hallway
3'6" x 25'0"

Reception Room/ Kitchen
11'10" x 22'9"

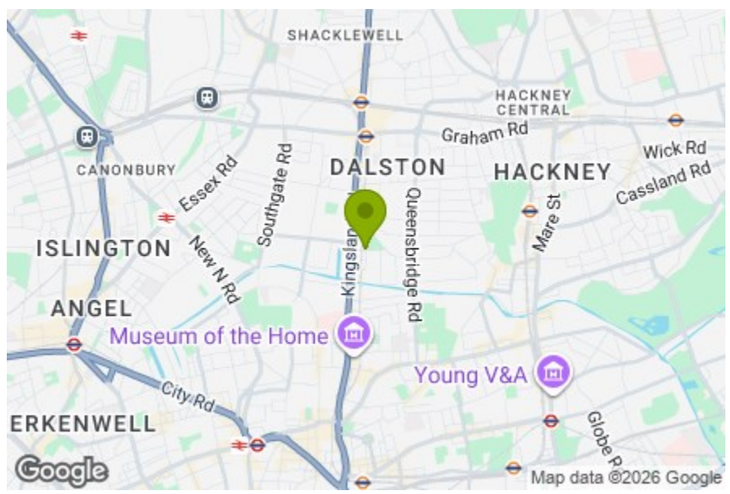
Balcony

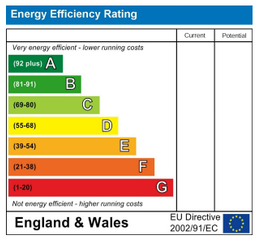
Bedroom
11'2" x 10'5"

Bedroom
12'5" x 11'1"

Ensuite
7'7" x 4'2"

Bathroom
5'7" x 7'2"





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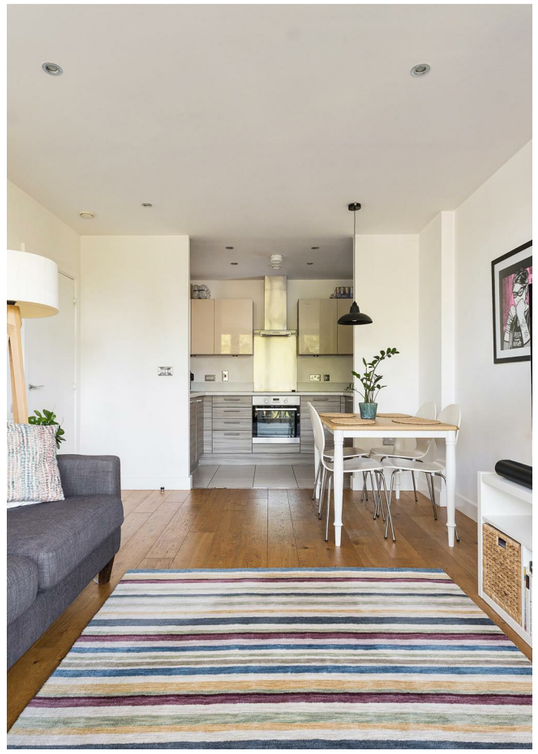
2 Bed Flat

Features:

- Two Bedroom Flat
- Two Bathrooms
- Beautifully Presented
- Private Balcony
- Chain Free
- Moments Away from Haggerston Station
- Just Opposite Stonebridge Gardens

A beautifully presented two-bedroom, two-bathroom apartment in Haggerston, with a private balcony and Stonebridge Gardens just opposite. Haggerston Station is moments away, while the Regent's Canal, Broadway Market and London Fields put plenty of green space, food and independent shops within easy reach.

REQUEST A VIEWING
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IF YOU LIVED HERE....

Set on the third floor and extending to around 773 sq ft, the apartment opens into a long hallway, with both bedrooms and the main bathroom leading from here. The larger bedroom has its own en suite shower room, while the second bathroom has a bath with shower above. Both bedrooms are carpeted and simply finished, with a calm, neutral feel.

The main living space sits at the far end of the apartment, combining the dining and reception areas in one generous room, with the kitchen set within an alcove just off the living space. The kitchen has pale cabinetry, integrated appliances and plenty of worktop space. Timber flooring runs through the living area, while glazed doors open directly onto the private balcony, with space for a table and chairs.

Stonebridge Gardens is directly opposite, while the Regent's Canal offers an easy route towards Broadway Market and London Fields. Nearby favourites include Cafe Cecilia on Andrews Road, Koya Ko and Climpson & Sons around Broadway Market, with Mare Street Market also close by. The apartment is offered chain free.

WHAT ELSE?

- Broadway Market is close by for Koya Ko, Climpson & Sons and The Cat & Mutton, as well as its weekend food and produce stalls.

- Head towards London Fields for Cafe Cecilia on Andrews Road, E5 Bakehouse beneath the railway arches and the green space of London Fields itself.

- Haggerston Station is moments away for London Overground services, while the nearby Regent's Canal towpath provides a traffic-free route through this part of East London.



A WORD FROM THE EXPERT.....

"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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