



# LOVE LIVING

HACKNEY



45 Burma Road, London, N16 9BH  
Offers in excess of £525,000



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# 45 Burma Road

London, N16 9BH

- Victorian conversion
- Excellent shops, cafes and restaurants
- Split level
- Little Greene paint throughout
- Fully re-wired
- Tastefully refurbished
- Natural light
- Double glazed timber sash windows
- Close to Clissold Park and Highbury fields
- Bosch appliances

The Home -

This immaculate one-bedroom apartment is situated over the second and third floors of a handsome Victorian residence, it has been completely transformed by T.A.B. homes who have created a considered space perfect for contemporary living. The apartment is characterised by oak engineered floor boards, Fired Earth tiles, a newly fitted bathroom with Lusso Stone sanitaryware and Little Greene paint throughout. Excellently located between the green spaces of Clissold park and Highbury Fields and minutes from the shops and restaurants of Newington Green and Stoke Newington Church Street. Canonbury overground station is a short walk away providing swift and simple connections to the city and central London.



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## The Indoors

Entry is on the first floor with a private staircase leading up into the flat. A generous first landing is lit by a large window with open views, before stairs rise again to the second landing where the main living space and bedroom are situated. The kitchen and reception are combined into one generous room, extending over 17 feet. Along one side, the kitchen is neatly arranged, while the remainder of the room is given over to living and dining.

The space has been carefully upgraded with professionally installed cabinetry, shelving and a built-in desk, adding both function and a strong visual line to the room. It's a considered addition that makes the most of the footprint, creating areas to work, store and unwind without cluttering the space. Natural light filters in through the windows, enhanced by open aspects to both the front and rear, giving the room an easy, light and airy feel throughout the day.

Set just off the living area, the bedroom is quietly positioned and well-proportioned. Built-in cupboards have been professionally installed here, providing clean, integrated storage and keeping the room pared back and restful.

Stairs rise again to the third floor, where the bathroom is arranged as a separate level. These split levels help give the apartment a real sense of space, further enhanced by high ceilings and the flow of natural light throughout. The bathroom itself is neatly planned and easily accessible, completing the home with a practical, well contained layout.

## Loving the Location

Burma Road is a quiet, residential street perfectly located within minutes of Stoke newington, Clissold Park and Newington Green.



At the heart of Newington Green is a four-way junction where Stoke Newington, Canonbury, Dalston and Green Lanes meet. Residents love Newington Green because of the close community and village atmosphere. Plenty of tree-lined residential streets just off the main thoroughfare lead to a plethora of fantastic cafes, bars and restaurants, some of the highlights include the ever popular Jolene, Yield wine bar and the lady Mildmay pub. If you like to eat, drink and be merry, you're in for a treat here, it's approach road are sprinkled with bustling cafes, lively, dog-friendly pubs, and popular independent shops. The fresh veg from Newington Green Fruit & Vegetables. The north-east London postcode is high in demand and is awash with creativity, boutique shops and the latest restaurants.

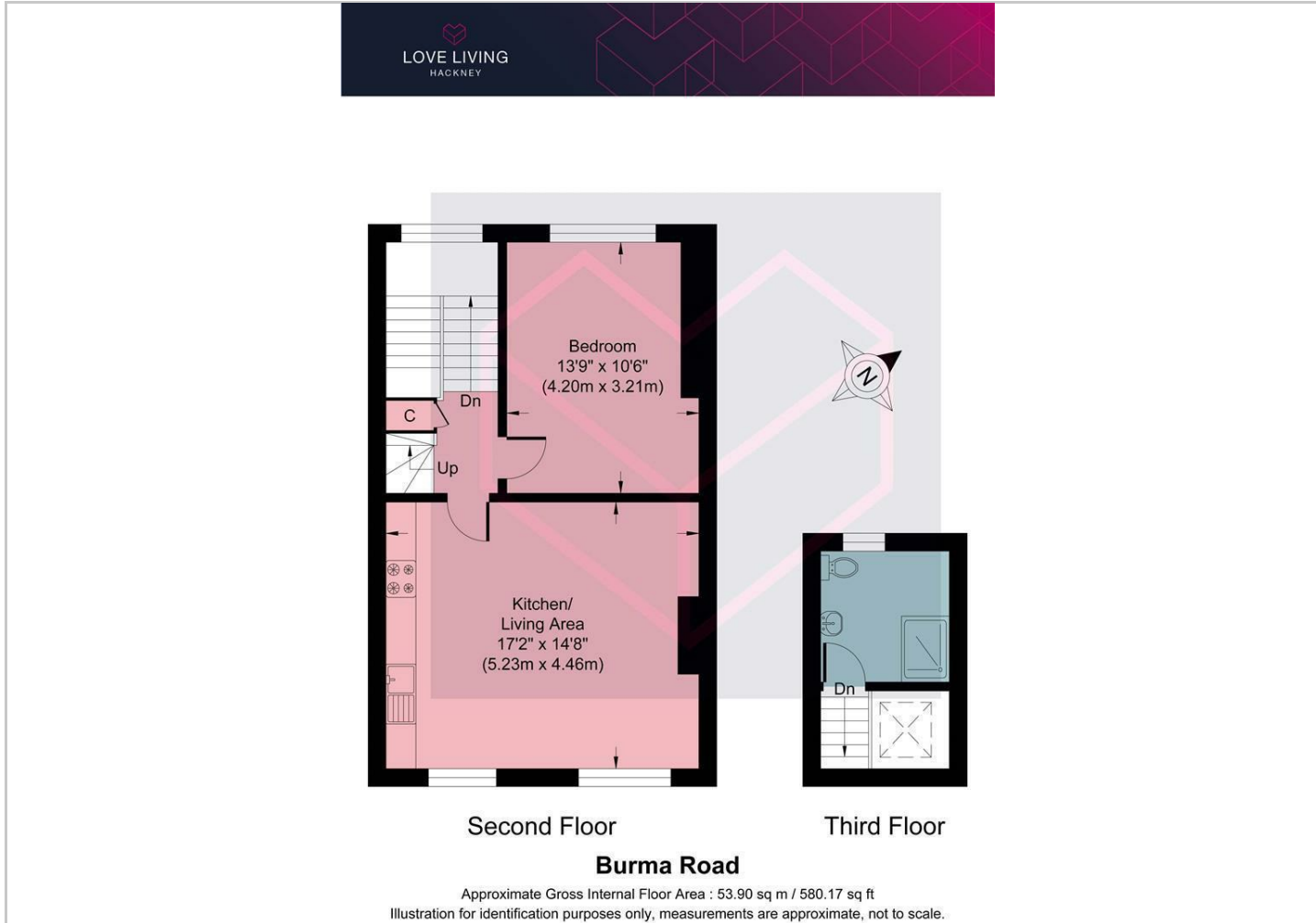
Church Street is full of artisan coffee shops and smart cafes every few yards including Caffeine London; The Good Egg; The Blue Legume; The Green Room and The Last Crumb Cafe. There is a wide choice of restaurants including Franco Manca chain pizzeria; Fanny's Kebabs, now with three branches; Spanish restaurant Black Pig with White Pearls; The Haberdashery for brunch and lunch; Yum Yum, a long-standing modern Thai restaurant in a fine Georgian house.

Clissold Park is a 55acre community park that has tennis courts, a bowling green, ornamental lakes, an aviary and an animal enclosure with deer, goats and chickens, as well as an attractive cafe at the 18th century Grade II listed Clissold House. There is a woodland park and nature reserve at Abney Park Cemetery, where entry is free, and there are lots of activities on offer, from wooden spoon carving to guided nature walks.

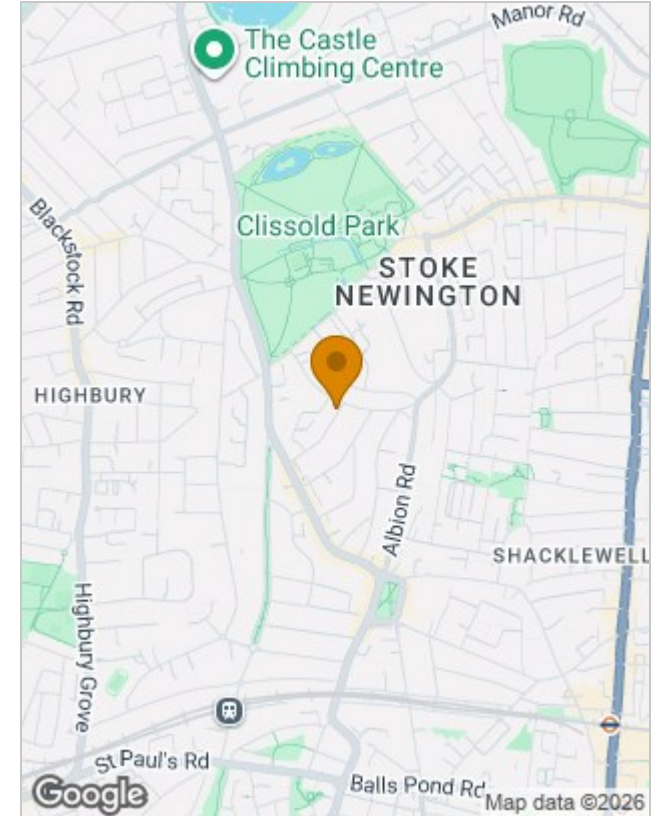




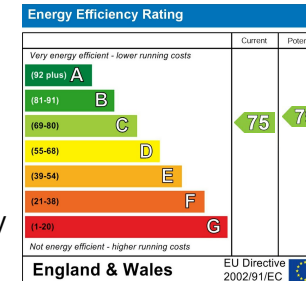
## Floor Plans



## Location Map



## Energy Performance Graph



## 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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