

Reception Room
12'4" x 12'10"

Kitchen
9'7" x 8'10"

Bedroom
9'4" x 12'10"

Shower Room
4'3" x 5'11"

WC



PEMBURY ROAD, HACKNEY

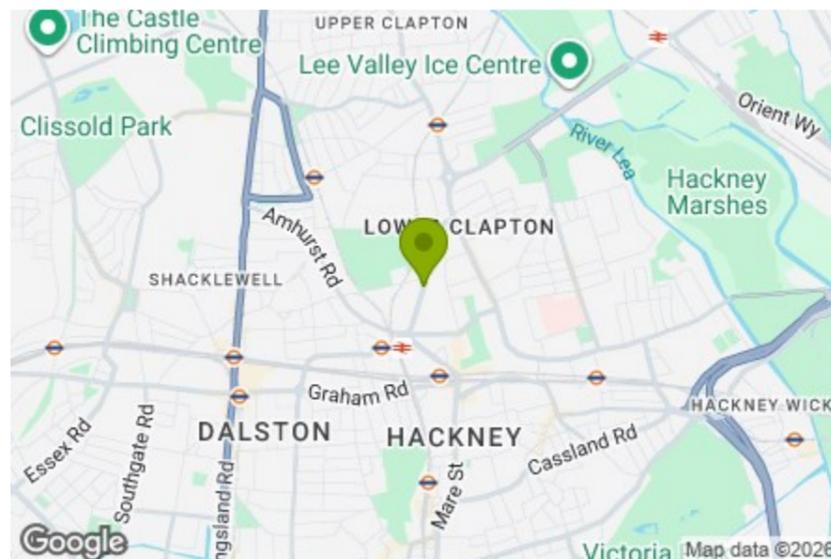
Offers In Excess Of £350,000 Leasehold
1 Bed Flat



Features:

- Top Floor
- Overlooking Hackney Downs
- One Bedroom
- Beautifully Presented
- Moments from Hackney Downs Station

Positioned on the top floor of a well kept block overlooking Hackney Downs, this beautifully presented one bedroom flat enjoys open, leafy views and a setting that feels both calm and connected. With Hackney Downs and Hackney Central stations within easy reach, and Lower Clapton Road just around the corner, you are perfectly placed for green space, independent cafés and swift journeys into central London.



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

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IF YOU LIVED HERE...

Step inside and you're welcomed by a thoughtfully arranged layout, with each room leading neatly from a central hallway. The reception room is bright and inviting, with large windows drawing in natural light and framing views across Hackney Downs. There is generous space for both lounging and dining, finished in clean, contemporary tones with wood flooring underfoot, creating a home that feels easy to settle into from day one.

The separate kitchen sits adjacent to the living room, neatly fitted with shaker style cabinetry, wooden worktops and tiled splashbacks. Ample storage keeps surfaces clear, making it practical for everyday cooking while maintaining a calm, cohesive look.

The bedroom is a comfortable double, beautifully presented and restful, with space for substantial wardrobes and a soft, neutral palette. A modern shower room and separate WC complete the layout, giving the home a sense of balance and functionality throughout.

Perfectly positioned in this vibrant part of Hackney, you are moments from

Lower Clapton Road where Hai Cafe and 107 Wine Bar add to the neighbourhood feel, ideal for relaxed evenings close to home. On the opposite side of the park, Tom's Pasta and Brunswick East are local favourites for pasta and brunch, adding to the everyday ease of this location.

WHAT ELSE?

Hackney Downs Park is directly opposite, offering open lawns, tennis courts and tree lined paths for morning runs or slow weekend strolls.

Hackney Downs Station and Hackney Central Station are both within walking distance, providing direct routes into Liverpool Street and strong connections across East London.

Broadway Market and Chatsworth Road Market are both within easy reach bring a real sense of community to the area, with street food, flowers and local makers just a short walk away.



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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