



253 Hackney Road, Hackney, E2

BUTLER  STAG





**Spacious two bedroom duplex conversion spread over the upper ground and first floor of this imposing four storey Georgian terrace house, located in a vibrant area with all you require on your doorstep, available 13/02/2023.**



- Two Bedrooms
- Close to Shoreditch
- Available 14/02/2023
- Modern Decor
- Vibrant Area
- Duplex Conversion
- Georgian House
- Within Walking Distance to Old Street
- Period Property
- City Living

Comprising two bedrooms and a modern bathroom to the upper ground floor with stairs up to a bright reception with high ceilings and separate kitchen.

Set back from Hackney Road, the location is convenient for many surrounding social hot spots, including Columbia Road and Broadway Market. The nightlife, bars and restaurants of Shoreditch and Hoxton are just a short walk away.

There are numerous transport links nearby with Hoxton station (East London Line) the closest and numerous bus routes into the City and West End from Hackney Road itself.





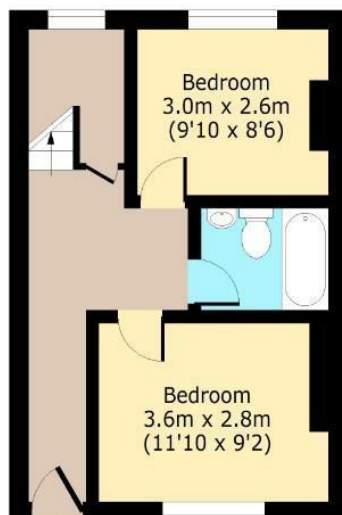




## Hackney Road, E2

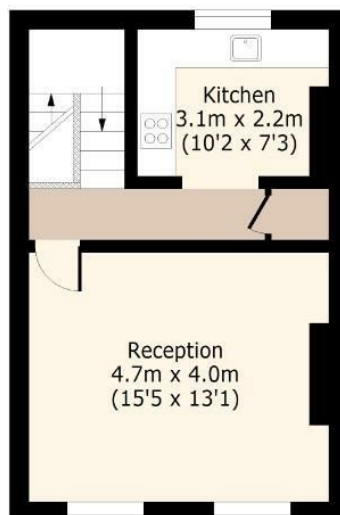
### Upper Ground Floor

Approx. 35 Sq. meters (377 Sq. feet)



### First Floor

Approx. 35 Sq. meters (377 Sq. feet)



Total area: approx. 70 Sq. meters (754 Sq. feet)

For illustration purposes only - not to scale

[www.lpaplus.com](http://www.lpaplus.com)

# BUTLER & STAG

☎ 020 8102 1236

🏠 508 Roman Road, Bow, London, E3 5LU

✉ [bow@butlerandstag.com](mailto:bow@butlerandstag.com)

[www.butlerandstag.uk](http://www.butlerandstag.uk)

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.