



Ainsworth Road, London, E9

BUTLER & STAG



Guide Price - £425,000 to £450,000

Situated on the sought-after Ainsworth Road in the heart of Hackney, this beautifully configured one-bedroom lower ground floor apartment forms part of this Victorian conversion. The property is distinguished by its rare private garden—an increasingly scarce asset in this location—and its immediate proximity to Victoria Park and the vibrant enclave of Victoria Park Village.



Leasehold

- One Bed Victorian Conversion
- Private Garden
- Seconds Away From Victoria Park
- Close to Victoria Park Village
- Lower Ground Floor
- Long Lease
- Chain Free
- Beautiful Victorian Road

Accessed via its own entrance, the apartment unfolds into a well-proportioned internal layout, optimized for both privacy and flow. The kitchen is configured as a separate, fully fitted space rather than an open-plan insertion, offering both functional delineation. There is direct access to the garden from the hall way.

The bedroom is typically positioned to the quieter rear, ensuring a degree of acoustic insulation from the street, while maintaining proportions sufficient for integrated storage. A contemporary bathroom suite that needs an update completes the internal accommodation.

The property's positioning is arguably its most compelling attribute. Ainsworth Road lies within immediate walking distance of Victoria Park—one of London's largest and most celebrated green spaces, spanning over 86 hectares and attracting millions of visitors annually.

Equally significant is its proximity to Victoria Park Village, a distinct "micro-neighbourhood" that functions as a quasi-independent high street. Here, residents benefit from a curated mix of independent cafés, restaurants, delicatessens, and boutique retail, fostering a strong sense of local identity and community cohesion.

Broadway Market, Mare Street, and London Fields are also within easy reach, expanding the amenity offering to include weekend markets, nightlife, and cultural venues.

Transport links are strong, with nearby Overground stations such as Hackney Central and Homerton providing efficient access across London, while numerous bus routes connect directly to the City, Shoreditch, and Canary Wharf.





Ainsworth

Approx. Gross Internal Area 44.1 sq. metres (474.7 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value
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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.

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