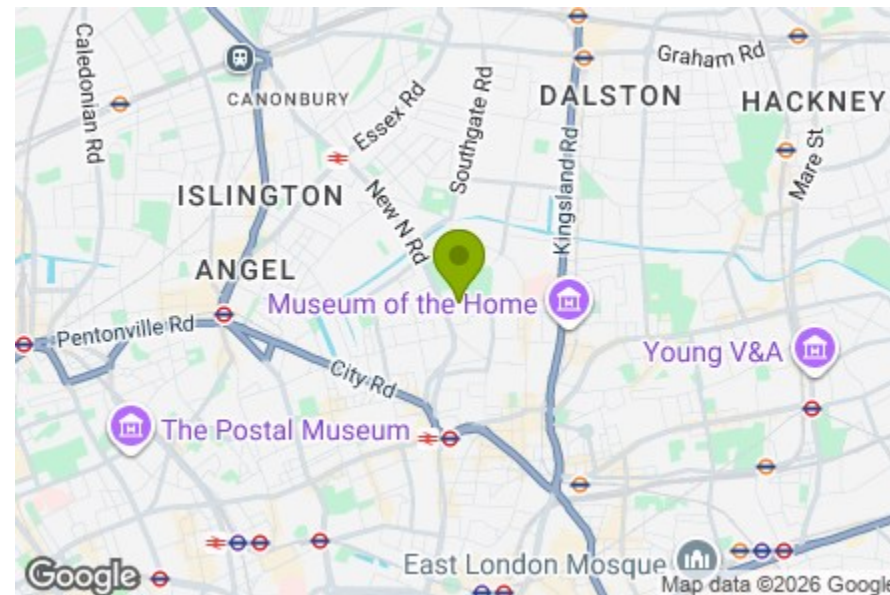


Total Area (Excluding Balcony): 62.2 m² ... 670 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		71	76
		EU Directive 2002/91/EC	

CRANSTON ESTATE, SHOREDITCH

Offers In Excess Of £425,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Apartment
- Second Floor
- Over 760 sq.ft
- Beautifully Presented
- Moments From Shoreditch Park
- Private Balcony

Set on the second floor and measuring over 760 square feet, this beautifully presented two bedroom apartment enjoys a well-connected N1 location with Shoreditch Park close at hand and the energy of Hoxton, De Beauvoir and Islington all within easy reach. It is the kind of spot that makes day-to-day life feel simple, with green space, local cafés and strong transport links all nearby.

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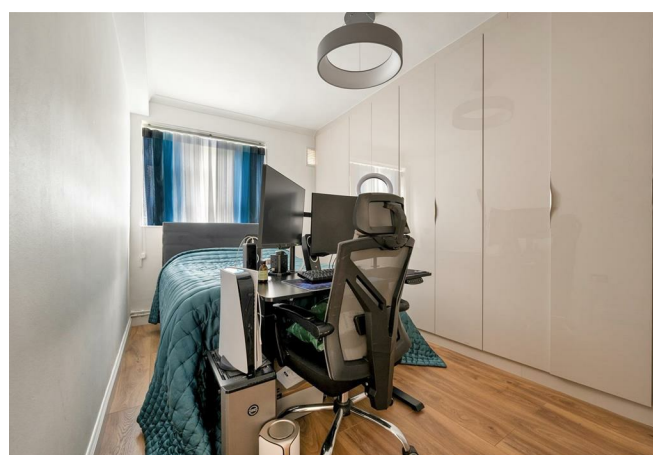
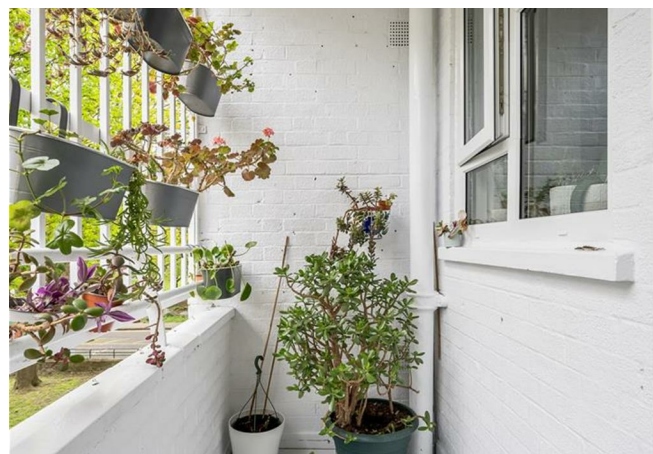
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IF YOU LIVED HERE...

Step inside and the sense of space is immediate. The reception room is a generous one, with pale walls and wood flooring adding to the calm, while the proportions make it easy to arrange for both relaxing and dining. Just beyond, the private balcony offers a neat outdoor extension of the living space, with enough room for plants and a quiet morning coffee. The separate kitchen sits just off the hall and is smartly finished, with glossy cabinetry, integrated appliances and plenty of worktop space.

Both bedrooms are set away from the main living area, which gives the layout a nice sense of balance. The principal bedroom is especially well served by fitted storage, while the second bedroom would work equally well as a guest room, study or nursery. The shower room is bright and neatly finished, and there is also a separate WC, a practical detail that makes everyday living that bit easier. Throughout, the flat feels well cared for, light-filled and easy to settle into.

WHAT ELSE?

Shoreditch Park is only moments away, with wide open green space, tennis courts and outdoor table tennis tables for easy weekends close to home.

Hoxton station is within easy reach for the Windrush line, as well as nearby bus links on Kingsland Road with direct routes to Central London and across East London.

Local favourites nearby include the Museum of the Home, Towpath café and The George & Vulture pub.



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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