

Kitchen/Lounge/Diner
12'2" x 21'9"

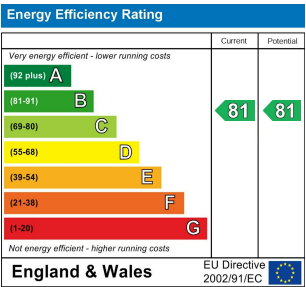
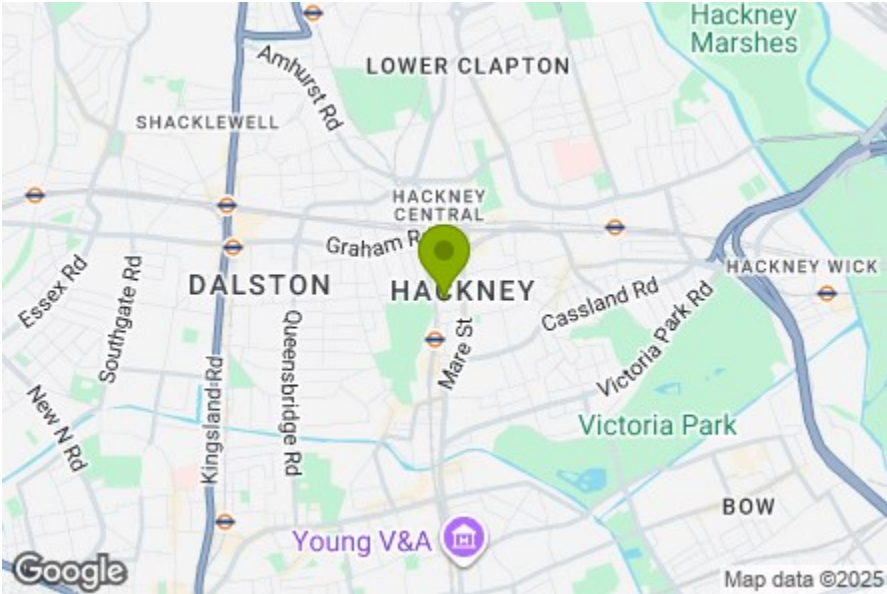
Bedroom
10'4" x 12'3"

Bathroom
6'2" x 7'1"

Storage

Total Area: 47.5 m² ... 511 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.



70 MARTELLO STREET, HACKNEY

Asking Price £400,000 Leasehold
1 Bed Flat

Features:

- One Bedroom Apartment
- Second Floor
- Beautifully Presented
- In the Heart of London Fields
- Residents' Gym
- Concierge Service
- Bicycle Storage

The current service charge is a one-off, temporary figure to cover necessary works that had to be carried out due to an industry national change in fire regulations and which is now expected to drop considerably given that those works have now been completed.

Positioned in the heart of lively London Fields, this one-bedroom apartment sits within a modern development designed for comfort and convenience. Located on the second floor, it enjoys a light-filled, contemporary feel throughout, complemented by access to a residents' gym for easy everyday fitness. The building also offers a concierge service and secure bicycle storage, creating a well-rounded urban home that balances style, practicality, and a sense of community in one of East London's most desirable neighbourhoods.



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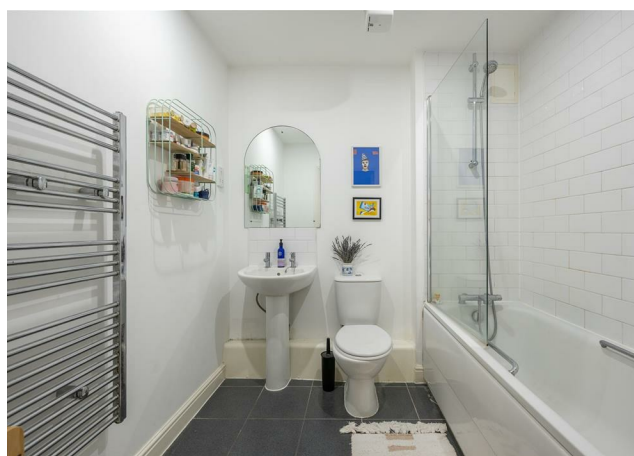
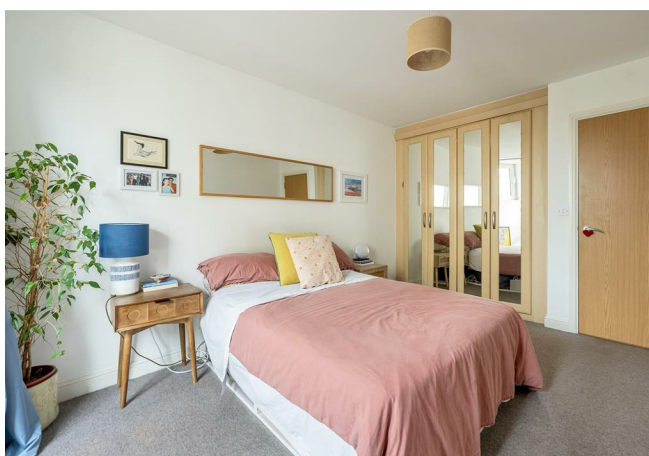
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IF YOU LIVED HERE...

The apartment feels peaceful and cared for from the moment you arrive. Its distinctive form lends a sense of quality and attention to detail, while the surrounding development remains thoughtfully designed and beautifully maintained. Inside, the property opens into a welcoming hallway with a useful built-in storage cupboard. The main living area is a spacious open-plan setting that brings together the kitchen, dining, and lounge areas with ease. Generous glazing fills the room with natural light, while the combination of light walls and wood-effect flooring enhances the feeling of space. It's a sociable environment that lends itself equally well to relaxed evenings or casual entertaining, with everything neatly arranged for comfort and convenience. In the double bedroom, soft neutral tones and mirrored built-in wardrobes add both style and practicality. A charming nook by the window makes an ideal spot to read, work, or simply enjoy the view, bringing extra personality to the room. Meanwhile, the bathroom follows a similarly considered style, combining white walls with dark tiled flooring for a clean, balanced look. A bath with overhead shower adds everyday versatility, and the simple, well-kept finish creates a soothing space to start or end the day. Residents also benefit from access to a well-equipped communal gym, a bright

and spacious environment that makes keeping active refreshingly convenient. Set in one of Hackney's most vibrant pockets, the location offers a perfect blend of green space, creativity, and community. London Fields is moments away, home to the ever-popular Broadway Market, the lively Pub on the Park, and the famous Lido for a refreshing outdoor swim. Just outside your door, Lardo serves up Italian-inspired dishes in effortlessly stylish surroundings, while coffee lovers will appreciate Climpson & Sons Café a short stroll away. For something more refined, Casa Fofó and Little Duck The Picklery both bring inventive dining to nearby streets. The neighbourhood thrives on its independent spirit, with a mix of artisan bakeries, vintage stores, and creative studios giving the area its distinctive energy. Evening life is equally inviting, from laid-back local pubs to lively cocktail spots that draw an eclectic crowd. With parks, culture, and a strong community atmosphere all within easy reach, it's an area that feels both dynamic and full of character. **WHAT ELSE?** Getting around is effortless, with London Fields Station just 4 minutes away for quick connections into Liverpool Street. Hackney Central is a little over 5 minutes on foot, linking you to the Overground and a wider network across East and North London. For additional routes, Hackney Downs Station is around 15 minutes away, offering convenient access to the city and beyond.



A WORD FROM THE EXPERT...

I feel right at home living in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer. Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces. I have found my home in Hackney and it holds a very special place in my heart.

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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