



Reception  
13'10" x 13'3"

Kitchen  
7'2" x 11'6"

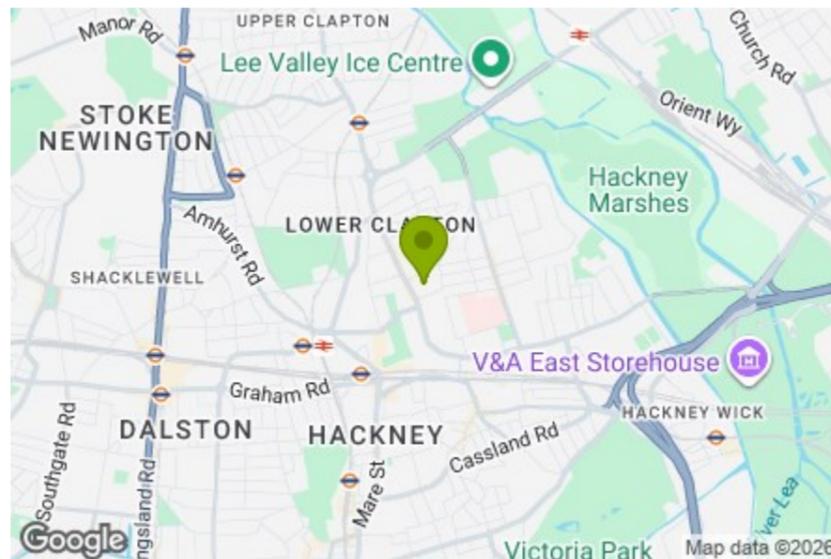
Bedroom  
10'10" x 13'9"

Bathroom  
6'7" x 6'1"

Shared Garden  
34'9" x 18'4"

Area: 46.9 m<sup>2</sup> ... 505 ft<sup>2</sup>

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		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	80
		EU Directive 2002/91/EC	



## GLENARM ROAD, HACKNEY

Offers In Excess Of £475,000 Share of Freehold  
1 Bed Flat



### Features:

- One Bedroom Apartment
- Victorian Conversion
- Raised Ground Floor
- Garden Access
- Beautifully Presented Throughout
- Recently Renovated

Set within a handsome Victorian conversion, this one-bedroom apartment offers a refined balance of period character and modern style. Positioned on the raised ground floor, it benefits from elegant proportions and thoughtfully updated interiors that bring a sense of ease and comfort. Access to the garden provides a welcome extension of living space, creating opportunities for relaxation and outdoor enjoyment. Recently renovated and beautifully finished, the home presents itself as a considered retreat, combining timeless architecture with contemporary touches in a highly desirable setting.

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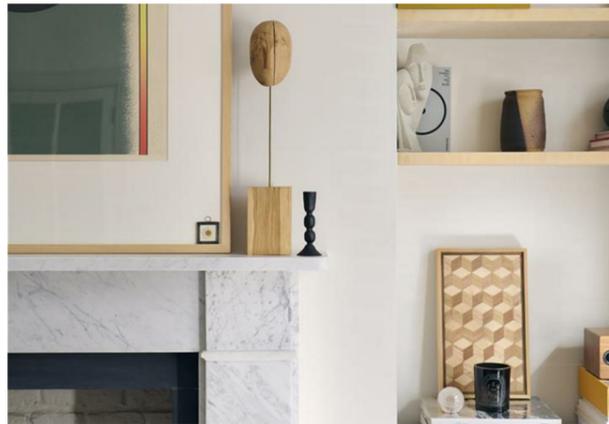
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#### IF YOU LIVED HERE...

The property sits within an elegant period terrace, its façade defined by tall sash windows, decorative brickwork and graceful arched doorways. White-painted detailing contrasts with the warm brick, while a short flight of steps leads to the entrance, giving the building a quiet sense of presence. Inside, the reception is arranged around a classic fireplace, with light filtering softly through the bay window and shutters. Subtle tones and balanced proportions lend the room a gentle charm, creating an inviting setting for both relaxed evenings and more sociable occasions. The kitchen continues the contemporary mood, with tiled walls and smooth finishes providing a fresh backdrop. A glazed door opens onto the garden, allowing natural light to flow through and linking the indoors with the green space beyond. From the kitchen, the shared garden unfolds as an open garden escape, with a neatly kept lawn bordered by mature planting and trees that provide a sense of calm and privacy. A paved terrace offers space for dining or simply enjoying the surroundings, making this outdoor area a natural extension of the home. In the bedroom, the atmosphere feels peaceful and serene, with a built-in wardrobe ensuring the space remains uncluttered. A sash window frames leafy views of the garden, while the soft palette and understated detailing bring

a restful quality. Completing the interior, the bathroom is styled in a crisp, modern fashion, with a large mirror that enhances the light and marble-effect flooring that adds a touch of quiet sophistication. Step outside and you'll find yourself surrounded by a wealth of places to eat, drink, explore and unwind. Bayte & Bean is only two minutes away for a morning coffee, while Mambow, recently crowned Time Out's best restaurant in London, is close at hand. Palette brings relaxed dining to the mix, while The Elderfield and the Chesham Arms provide inviting pub settings a little further along. Cultural highlights such as the Round Chapel and the lively stalls of Chatsworth Road Market add to the area's character. For green space, Hackney Downs is only a ten-minute walk, with Hackney Marshes and Victoria Park also within easy reach.

**WHAT ELSE?** Getting around is straightforward, with both Hackney Central and Hackney Downs stations less than fifteen minutes on foot. From here, Overground and rail links provide swift connections to Stratford, Liverpool Street and Highbury & Islington, making travel across the capital effortless. A wide choice of bus routes also serves the area, reaching neighbourhoods such as Dalston and Shoreditch, so whether commuting or exploring, the location is exceptionally well connected.



#### 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 speciality 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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