



Total Area: 87.8 m² ... 945 ft² (excluding balcony)  
All measurements are approximate and for display purposes only

Reception Room  
14'8" x 10'2"

Kitchen/Diner  
8'4" x 14'1"

WC

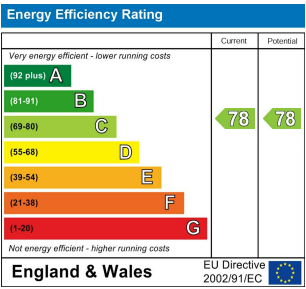
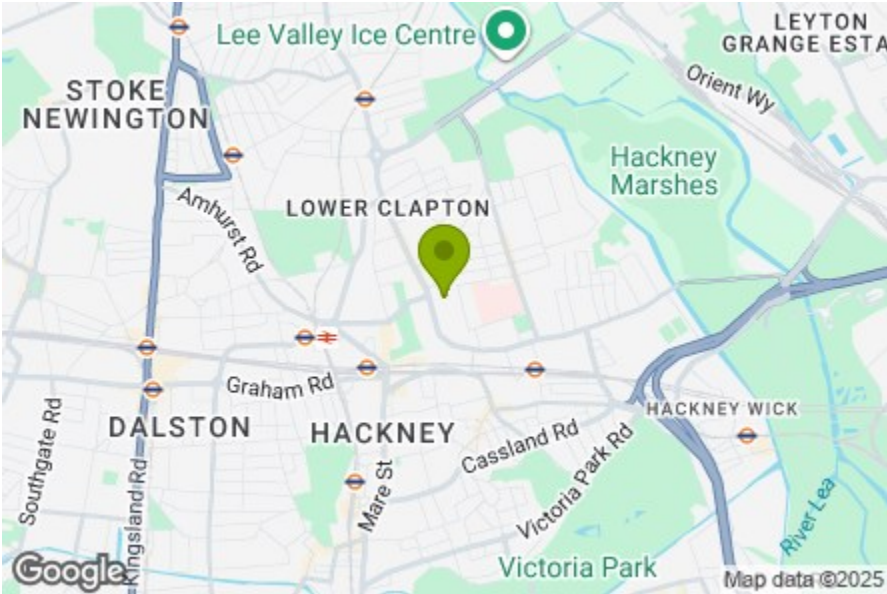
Bedroom  
14'8" x 8'0"

Bathroom  
4'10" x 11'6"

Bedroom  
14'8" x 10'2"

Bedroom  
9'6" x 8'0"

Balcony  
14'9" x 6'2"



COLLEGE CLOSE, HACKNEY  
Offers In Excess Of £575,000 Leasehold  
3 Bed Flat



Features:

- Three Bedroom Home
- Private Front Garden
- South Facing Balcony
- Arranged Over Three Floors
- Moments From Hackney Central Station
- Approx 945 Square Foot

A well-designed, three-bedroom modern terraced home spread over three levels and offering around 945 square feet of living space. Tucked away on a quiet residential street, it comes with a private front garden and a bright, south-facing balcony that gets light throughout the day. The location puts you right in the mix of Hackney's characterful urban cool—close to its rich history and culture, and within easy reach of the area's bars, restaurants, music venues and day-to-day essentials. Hackney Central station is just a short walk away, making getting around simple.

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#### IF YOU LIVED HERE...

As you approach the house across a well-kept green square, you're welcomed by a private front garden filled with striking plants—palms, alliums, and even banana trees—all thoughtfully arranged and well-maintained. The front door sits beneath a neat portico, opening into a wide hallway laid with monochrome, geometric floor tiles that set the tone for the rest of the home.

The kitchen and dining space is the first room you'll come to. Arranged in an L-shape to make room for a dining area, it's a fresh, contemporary space with crisp white cabinetry, charcoal worktops, and bold yellow accents that brighten the room. A window above the sink overlooks the front garden and the square beyond, while a built-in cupboard offers extra storage.

Up the stripped-back wooden staircase, the first floor opens into a bright, south-facing reception room (152.44 sq ft). Wooden flooring runs wall to wall, and a wide picture window lets the light pour in. Dado rails add detail and character, while a glazed door leads onto a private balcony (92.38 sq ft)—the perfect spot to catch the sun throughout the day, whether you're starting off with a coffee or winding down in the evening.

Just off the landing is a separate WC, finished with sleek grey marble-effect tiles and classic monochrome flooring. Also on this level is a generous double bedroom (119.20 sq ft) with twin windows for lots of natural light.

On the second floor are two more bedrooms and the family bathroom. The main bedroom is bright and well-proportioned, with a deep built-in cupboard offering plenty of storage. The third bedroom is a comfortable single (77.76 sq ft), ideal as a guest room, nursery or workspace. The family bathroom includes a bath with an overhead shower and is finished in clean white with bold black-and-white tiling. A window brings in natural light and ventilation.

#### WHAT ELSE...?

There is a vast array of independent shops, boutiques and stores to be explored on Mare Street - Hackney's historic High Street. Nature lovers can enjoy green spaces like London Fields, home to a popular lido, or Victoria Park, perfect for weekend strolls and festivals. Foodies are spoiled for choice with Broadway Market's array of artisan vendors, restaurants, and cafés, Oslo, The Moth Club, and Hackney Empire help cement Hackney's reputation as a hotspot for live music and club culture. Hackney Central Station (overground services to Stratford, north and west London) is a 12 min walk from the property with trains running every 15 minutes to Liverpool Street Station taking 7-9 mins.



#### A WORD FROM THE EXPERT...

"I feel right at home 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  
SENIOR VALUER

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