

Kitchen/Lounge/Diner
19'0" x 12'6"

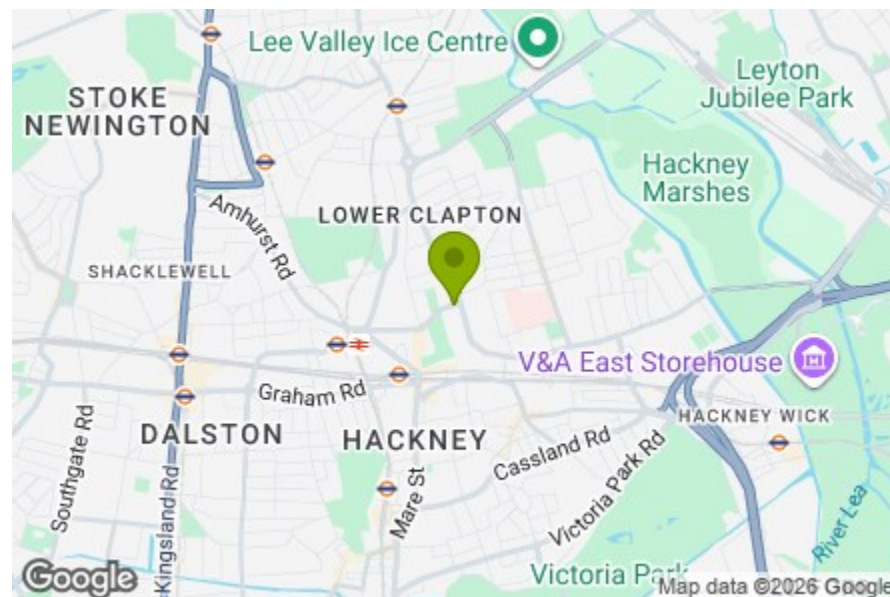
Bedroom
9'8" x 6'9"

Bedroom
13'4" x 12'3"

Bathroom
5'7" x 6'4"

Total Area: 52.8 m² ... 569 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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



URSWICK ROAD, HACKNEY

Offers In Excess Of £590,000 Share of Freehold
2 Bed Flat



Features:

- Two Bedroom Flat
- In the Iconic Strand Building
- Second Floor
- Beautifully Renovated
- Underground Parking
- Chain Free
- Communal Garden
- Service charge currently £6,100 (reflecting current major works); historically approx. £3,000 p.a., with over £25,000 already contributed by the current owner—helping to reduce future costs and expected to decrease in upcoming years

Set within the iconic Strand Building, this beautifully renovated two-bedroom flat pairs thoughtful modern updates with the distinctive character of one of Hackney's most recognisable 1920s Art Deco buildings. Close to London Fields, St John at Hackney Churchyard Gardens, Hackney Empire and the independent spots around Mare Street, it is a well-connected part of East London with a strong local feel, with Hackney Central station and plenty of bus links nearby.

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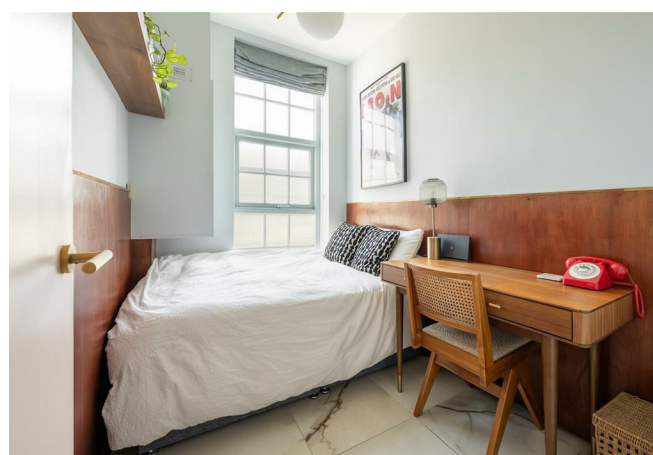
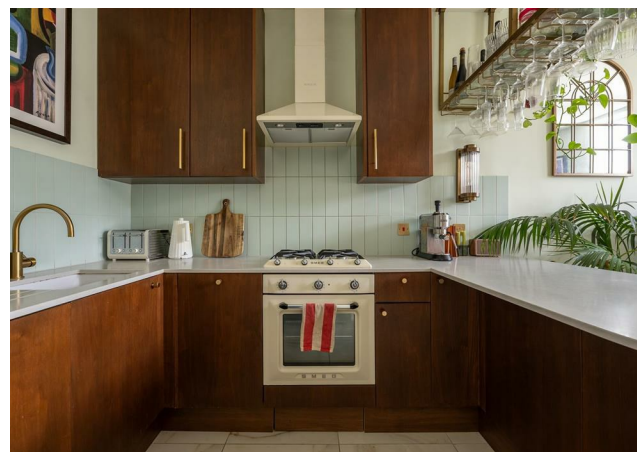
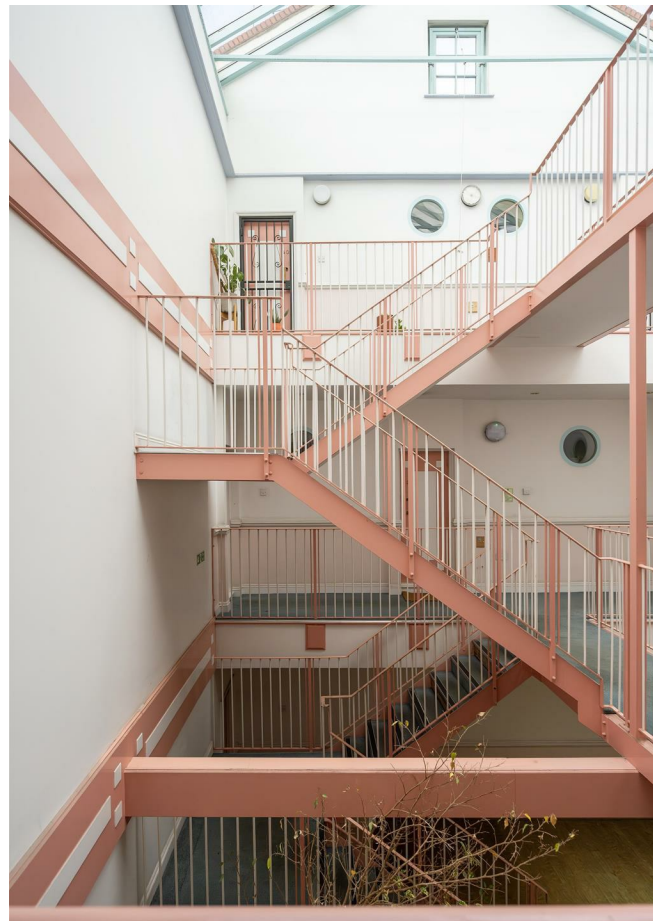
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IF YOU LIVED HERE...

Step inside and the character of the building makes itself known straight away. The Strand Building has a wonderfully atmospheric shared lobby and a striking pink stairwell that nods to its 1920s roots, while original architectural details have been thoughtfully retained throughout. Inside the flat, the renovation has been carefully handled to reflect the era and aesthetic of the building, creating a home that feels cohesive, stylish and easy to settle into.

The open-plan kitchen and living space is particularly impressive, with floor to ceiling windows drawing in plenty of light and adding to the sense of openness. Walnut units rise to the full height of the room, paired with quartz worktops and a bar that works well for both everyday use and entertaining. Above, a custom-made brass rack provides useful hanging storage, while details such as integrated plug sockets, Smeg appliances, alabaster stone wall lights and Italian porcelain floor tiles all add to the considered finish.

Double doors open into the principal bedroom, where original wall sconces and wood parquet flooring bring warmth, while a Juliet balcony softens the room with natural light. The tall fitted wardrobes and custom ladder rail make smart use of the height. The second bedroom is equally well judged, with floor to ceiling windows and a real wood half wall giving it flexibility as a double bedroom, study or a combination of

both. In the bathroom, brass fittings, onyx-style tiles, walnut shelving, a marble sink and glass bricks combine to create a finish that feels polished but still in keeping with the wider design of the home.

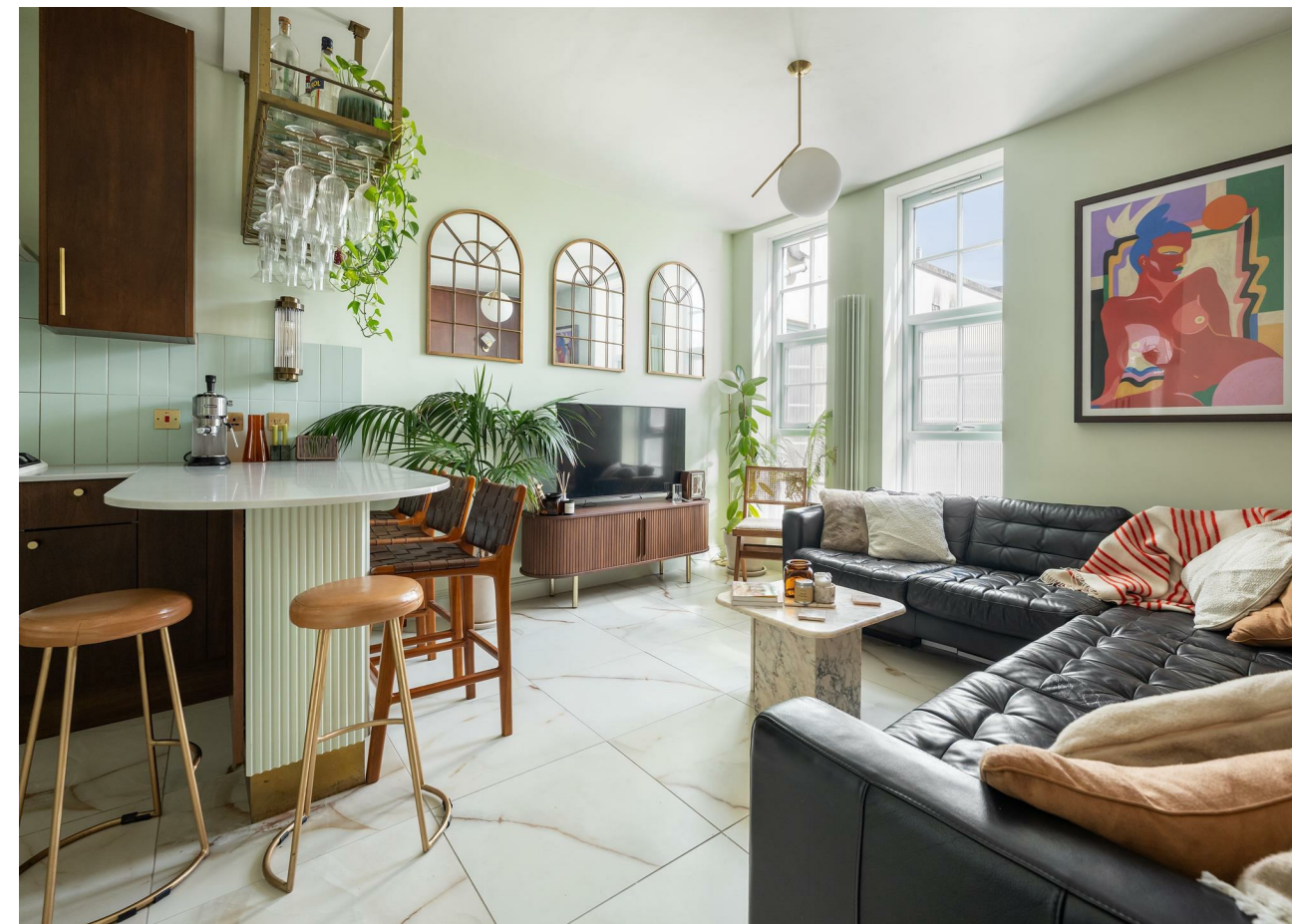
Set on the second floor, the home has a calm, tucked-away feel, and the combination of careful renovation and original architectural character gives it a distinctive atmosphere. With underground parking, access to a communal garden and the rare appeal of the Strand Building itself, this is a home with real personality as well as practicality.

What else?

Sons is close by for coffee, while The Chesham Arms, 107 Wine Bar, Lucky & Joy, Yard Sale Pizza and Mambow are all nearby for easy evenings and weekend plans.

Chatsworth Road, London Fields, Hackney Downs Park and Millfields Park are all within walking distance, along with Hackney Picturehouse and the Castle Cinema.

Hackney Central Overground is under ten minutes away on foot, with Hackney Downs a little further on, and there are various bus routes stopping directly outside the building.



A WORD FROM THE OWNER...

"We've lived in the property for nearly 8 years and had the most amazing time here. It's in the heart of Lower Clapton so you're spoiled for choice with restaurants, bars, pubs etc on your doorstep but at the same time it feels really quiet and safe as it's a gated building set back from the main road with its own private courtyard and car park. When we first viewed the property we fell in love with the architecture and epic lobby; it felt like stepping back into 1920s Miami and just unlike anything we'd seen before in the UK. We wanted to bring this heritage through into the flat and so before renovating we did extensive research into art deco aesthetics to ensure the design details and materials were all authentic to that era. Outside of the immediate area, you're able to access so many other destination spots like London Fields, Chatsworth Road, Hackney Downs, Victoria Park and Kingsland Road, all within a 10-20min walk. We're going to be really sad to leave here, but hope someone else gets to enjoy it the way we have!"

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