

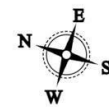
Reception Room
11'10" x 12'10"

Kitchen
7'7" x 8'9"

Bedroom
10'8" x 8'9"

Bedroom
8'7" x 12'10"

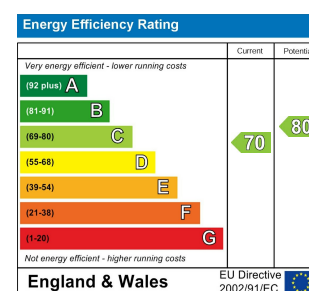
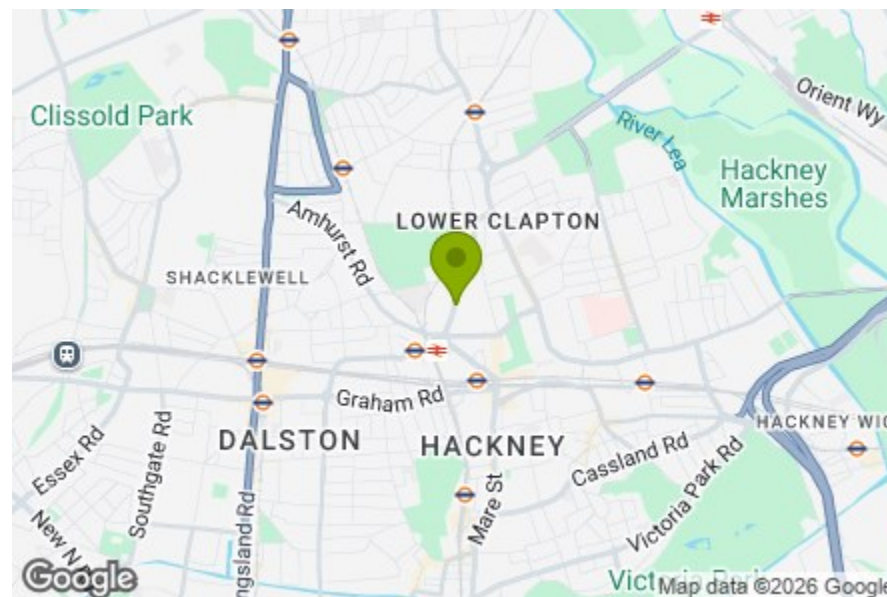
Bathroom
4'3" x 5'10"



First Floor

Total Area: 48.2 m² ... 518 ft²

All measurements are approximate and for display purposes only



PEMBURY ROAD, LONDON

£425,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Flat
- Well Presented Throughout
- Moments Away from Hackney Downs Station
- Short Walk to Hackney Central and Mare Street
- First Floor

A bright and well-presented two bedroom first floor flat, ideally positioned in the heart of Hackney. With Hackney Downs Station just moments away and Hackney Central, Mare Street and the many independent cafés, restaurants and shops of the area all within easy reach, this is a home that places you right at the centre of one of East London's most vibrant neighbourhoods.

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IF YOU LIVED HERE...

Set on the first floor and offering over 500 sq ft of living space, this thoughtfully arranged home has a practical layout and a warm, welcoming feel throughout. The reception room sits to the front of the property, with large windows drawing in plenty of natural light and creating an inviting space to relax or entertain. Neutral décor and timber flooring enhance the sense of brightness, while the proportions allow room for both seating and dining areas.

The two bedrooms are positioned separately from one another, providing flexibility for guests, home working or shared living arrangements. The larger bedroom is particularly bright and airy, while the second bedroom offers a comfortable and versatile space. The kitchen is neatly arranged with white cabinetry, timber worktops and tiled splashbacks, making excellent use of the available space. Completing the home is a bathroom with a full-sized bath and overhead shower, alongside useful built-in storage accessed from the central hallway.

WHAT ELSE?

- Hackney Downs is just a short stroll away, while Hackney Central and Mare Street offer an ever-changing selection of independent favourites including Uchi Bake, Sons + Daughters, Lucky & Joy and Hackney Picturehouse.

- Open green space is plentiful nearby, with Hackney Downs Park and London Fields both within easy reach for morning runs, weekend picnics and outdoor swimming at the Lido.

- Hackney Downs Station is moments away for Overground services, while Hackney Central and numerous bus routes provide straightforward connections across East London, the City and beyond.



WORD FROM OWNER...

"I absolutely loved living in Milstead House and feel heartbroken to let it go. Equally, I'm excited for someone new to make it their home and enjoy it as much as I have. Pembury Estate is a real community and one of the things I'll miss most. The location is fantastic, with everything you could want right on your doorstep. You're completely spoilt for choice when it comes to food, wine and coffee. Lodestar serves what I genuinely think is the best coffee in London, 107 Wine Bar is always a great vibe, and Clapton Craft is perfect for picking up excellent beers and local recommendations. The flat itself has been a wonderful place to come home to. It's bright, comfortable and peaceful, while still being moments away from the energy of Hackney. You can walk everywhere, with Dalston, London Fields, Stoke Newington and Newington Green not far away. You're only 7 mins from Liverpool St so it's super easy to get into town. I started riding a bike when I lived in Lower Clapton and fell in love with that too! Feels like the whole of Hackney is super easy to access. I hope whoever moves in next will be as happy here as I have been."

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