

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.

Kitchen/Lounge/Diner  
10'11" x 23'8"

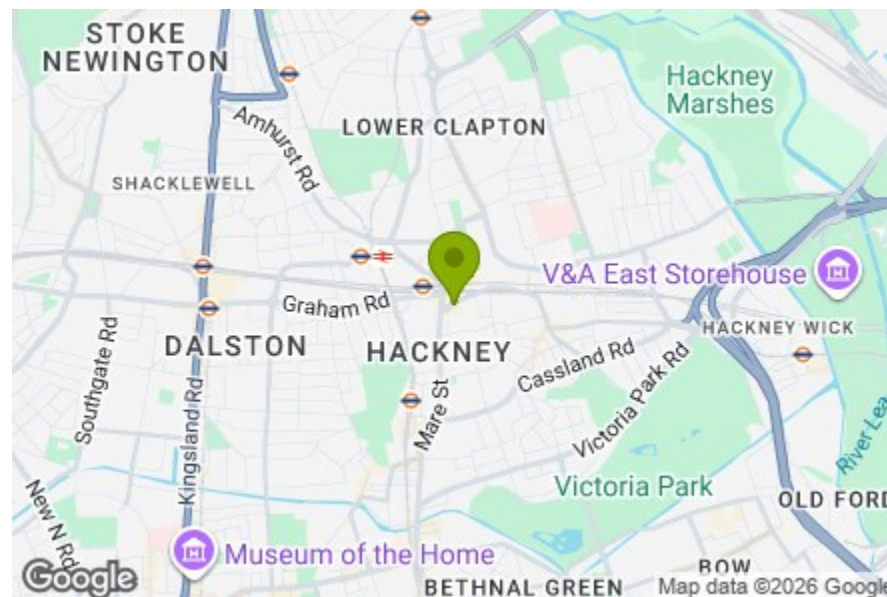
Bedroom  
8'8" x 11'11"

Bedroom  
10'4" x 11'8"

Ensuite  
4'9" x 4'9"

Bathroom  
8'1" x 4'10"

Balcony



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## MORNING LANE, LONDON

£375,000 Leasehold  
2 Bed Flat

### Features:

- Two Bedroom Apartment
- Two Bathrooms
- First Floor
- Hackney Central Location
- Two Aircon Units in the Apartment
- Chain Free

In the vibrant heart of Hackney Central, this two-bedroom, two-bathroom apartment offers a wonderful balance of comfort and convenience. Thoughtfully arranged across the first floor, it features generously sized rooms and a sense of openness throughout. Two air conditioning units provide year-round ease, while the modern layout lends itself perfectly to contemporary living. Offered chain free, it presents an inviting opportunity for first-time buyers, professionals or investors looking to secure a stylish home in one of East London's most dynamic and well-connected communities.



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#### IF YOU LIVED HERE...

Step inside to discover bright interiors and a quiet sense of flow. The hallway sets a welcoming tone with its warm wood flooring and crisp white walls that reflect the natural light, leading the way into the open-plan living area. The kitchen, lounge and dining space blend seamlessly to create a bright and sociable setting. Pale finishes and timber floors enhance the airy feel, while wide glass doors open onto a south/west-facing balcony, the perfect spot to enjoy the afternoon sun.

The main bedroom is spacious, complete with a built-in wardrobe and its own ensuite. Soft tones and daylight combine to create a peaceful retreat, while the ensuite continues the same contemporary styling with tiled walls and a glass-enclosed shower. The second bedroom also benefits from a fitted wardrobe and enjoys a gentle colour palette that gives the room a relaxed, inviting character.

A well-presented bathroom sits off the hallway, featuring a bath with overhead shower and a bright, neutral finish. Altogether, this home offers nicely balanced proportions, smooth flow, and understated elegance that make it an appealing canvas for its next owner.

The surrounding area is alive with the best of East London's creativity, culture and charm. Just moments away, the grand Hackney Empire continues to draw

crowds with its lively mix of theatre, comedy and music, adding a cultural heartbeat to the community and character to its streets. London Fields is also close by, where locals head to the lido for a refreshing swim or gather at Pub on the Park for a relaxed drink overlooking the green. A little further on, Victoria Park offers tree-lined paths, open lawns and a bustling weekend market filled with artisan food, local crafts and a friendly buzz that captures the spirit of the community. Independent spots like Beans & Bites and LARDO bring flavour and personality, while The Chesham Arms, one of London Time Out's Top 50 pubs and only five minutes away, together with Broadway Market, complete the area's effortlessly sociable, creative atmosphere.

#### WHAT ELSE?

Hackney is exceptionally well connected, with Hackney Central Station just five minutes away, providing easy Overground access across the city. Hackney Downs Station and London Fields Station are both within a ten-minute walk, offering direct routes into Liverpool Street and beyond. With multiple travel options, the area makes commuting simple while keeping you close to the lively local scene that defines this part of East London.



#### A WORD FROM THE OWNER...

Hackney is a vibrant, welcoming community and is thriving with amazing food, restaurants, bars etc. as well as great transport links. The location is great, being so close to London fields, Hackney Central, Victoria park etc.

The flat itself is really well built and is a great layout, along with two air conditioning units. There is no noise from the neighbours and it is surprisingly quiet being at the back of the building with safe entry to both the building and flat.

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