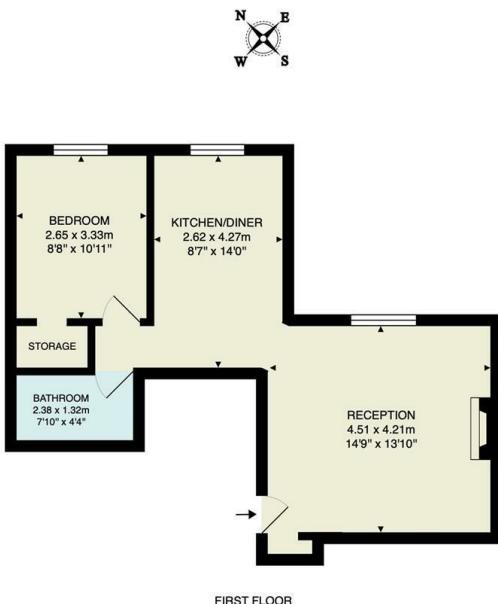


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Reception
14'9" x 13'9"

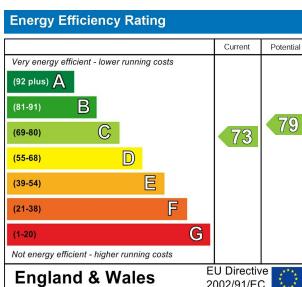
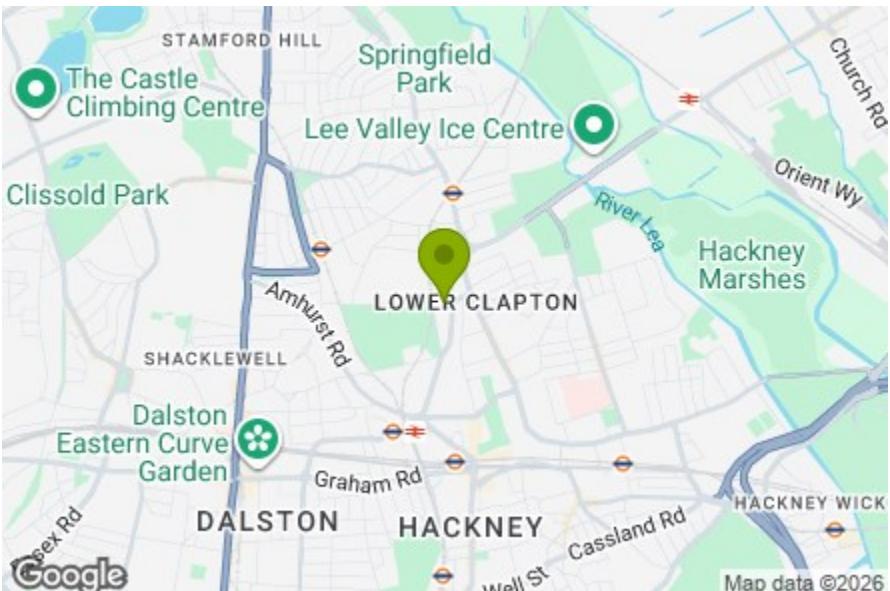
Kitchen/Diner
8'7" x 14'0"

Bedroom
8'8" x 10'11"

Bathroom
7'9" x 4'3"

Storage

Total Area: 46.3 m² ... 498 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.



DOWNS ROAD, HACKNEY

Offers In Excess Of £450,000 Share of Freehold
1 Bed Flat



Features:

- One Bedroom Property
- Period Conversion
- Positioned on Hackney Downs
- First Floor Property
- Beautifully Presented Throughout
- Chain Free
- Moments from Hackney Downs Station

Positioned on the first floor of an elegant period conversion, this beautifully finished one-bedroom home combines classic character with contemporary comfort. Overlooking the open green expanse of Hackney Downs, it offers a rare balance of peaceful surroundings and city connectivity. The interiors are bright and inviting, enhanced by tall ceilings, sash windows, and refined period detailing throughout. Offered chain-free, it presents an ideal opportunity for those seeking a stylish, move-in-ready home moments from Rectory Road Station.

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IF YOU LIVED HERE...

Set within a handsome period terrace, this graceful home presents a refined façade with tall sash windows and charming architectural detailing. The soft-toned frontage and traditional brick boundary wall lend a timeless appeal, perfectly in keeping with the character of the street. Sitting directly opposite a leafy park, the setting feels wonderfully open and calm, with green views and tree-lined paths just steps away. Step inside and you'll find a generous reception room where natural light pours through a large sash window, illuminating the beautiful wooden flooring and striking period fireplace framed by built-in shelving. The atmosphere is both refined and relaxed, ideal for everyday living. Beyond, the kitchen and dining area continues the sense of space and light, its white finishes balanced by warm timber floors. A built-in dining nook creates an inviting corner for morning coffee or supper with friends, while thoughtful design keeps the space feeling open and harmonious. A double bedroom offers a peaceful retreat, its high ceiling and soft neutral tones enhancing the sense of calm. A built-in storage cupboard adds practicality without interrupting the room's simple beauty. Completing the home, the bathroom feels bright and refined, with marble tiling and brushed brass details lending a subtle note of luxury. Altogether, this first-floor apartment combines period character with modern style in a beautifully composed space.

With Hackney Downs Park quite literally on your doorstep, you're perfectly placed to enjoy one of East London's most cherished open spaces. Spanning acres of greenery,

the park is ideal for morning jogs, weekend picnics, or lazy afternoons beneath the trees. For a relaxed start to the day, enjoy coffee or brunch at Brunswick East, a much-loved local spot known for its warm atmosphere and excellent menu. A little further along, The Tram Store awaits in a converted depot, offering a lively setting and great food throughout the day. Dining options abound, including Mambow, recently named Time Out's best restaurant in London, and the effortlessly stylish Palaette. For evenings out, The Clapton Hart and Crooked Billet both deliver welcoming pub settings, while the Round Chapel hosts an ever-changing lineup of live music and creative events. Beyond the immediate surroundings, Hackney itself brims with independent shops, artisan bakeries, and a thriving creative scene that gives the area its distinctive energy and charm.

WHAT ELSE?

Rectory Road Station is just a seven-minute walk away, offering direct London Overground services to Liverpool Street, ideal for a quick and easy city commute. Hackney Downs Station can be reached in around fourteen minutes, providing additional routes across London and beyond. The area is also well connected by local bus services linking to Hackney, Dalston, and Stoke Newington, ensuring effortless travel for work, leisure, or weekend exploring.



A WORD FROM THE OWNER...

We lived in this apartment for 4 years and had the best time here. The neighbours are very friendly and everyone is helpful. The park is on the front door and often we would make a tea and home and take it to the park. There are really good coffee shop and shops in general around, as well as pubs. Clapton and Dalston are very nearby and there are plenty of transport options. We couldn't think of a better starter/first property.

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