



Ground Floor
Total Area: 45.2 m² ... 486 ft²
All measurements are approximate and for display purposes only

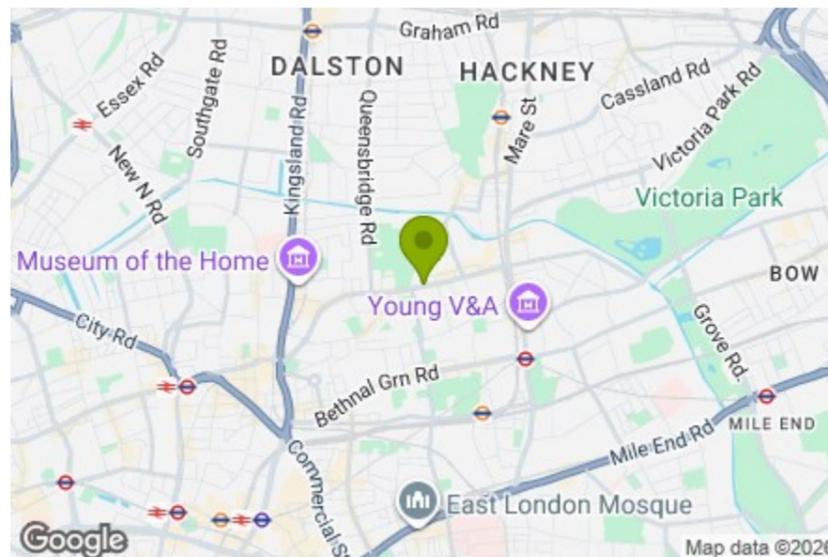
Reception Room
12'9" x 12'5"

Kitchen
7'4" x 5'11"

Bathroom
7'4" x 6'7"

Bedroom
6'8" x 9'10"

Bedroom
10'2" x 9'10"



| 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 | | 73 | 81 |
| | | EU Directive 2002/91/EC | |



HACKNEY ROAD, HACKNEY

Offers In Excess Of £475,000 Leasehold
2 Bed Apartment - Conversion



Features:

- Two bedroom Apartment
- Period Conversion
- Raised Ground Floor
- Beautifully Presented
- Hackney Road Location
- Moments Away from Cambridge Heath Station

Set within a striking period conversion, this two bedroom apartment occupies the raised ground floor, offering all the charm and generous proportions associated with homes of this era. The interior has been thoughtfully styled, blending character detail with a modern sense of polish to create an inviting living environment. Perfectly placed along Hackney Road, the setting provides a dynamic mix of culture, dining, and convenience, while Cambridge Heath Station lies only moments away, making journeys into the City and beyond both swift and straightforward.

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IF YOU LIVED HERE...

This home welcomes you through a graceful entrance, where traditional detailing sets the scene for what lies within. Tall sash windows invite natural light inside, while thoughtful planting and classic railings add character to the approach. Inside, the hallway carries parquet flooring through from the reception, drawing the eye along its length and enhancing the sense of flow. High ceilings and clean lines add to the feeling of space, connecting the living areas with the private rooms beyond. The reception room is a highlight, bathed in natural light from two tall arched sash windows with shutters. Wall panelling, fitted shelving and cabinetry provide refinement and style, while the scale of the room lends itself perfectly to both entertaining and unwinding at leisure. The kitchen, positioned just off this space, makes clever use of its footprint, with wooden work surfaces and open shelving giving a warm, practical finish. Both bedrooms are thoughtfully arranged, each enjoying parquet flooring underfoot. The larger benefits from a built-in wardrobe and a broad sash window, creating a bright and restful setting. The second, smaller room is equally inviting, with another sash window offering a pleasant outlook onto Hackney Road. Completing the layout, the bathroom combines crisp white subway tiling with a chequered black-and-white floor, bringing a timeless feel. A fitted bath with overhead shower, along with mirrored cabinetry and shelving, ensures the space is as functional as it is stylish.

The neighbourhood offers an exceptional mix of parks, independent dining, and vibrant markets. Just a short stroll away, Haggerston Park provides open spaces and sports facilities, while Victoria Park and London Fields both with weekend markets brimming with energy. Broadway Market and Columbia Road Flower Market bring an eclectic blend of food, flowers, and local character, adding colour to any weekend wander. Dining options are plentiful, from the much-loved E. Pellicci to the refined Bistrottheque, with Thaispice and Diwine offering flavours closer to home. Pubs are equally well catered for, with the Royal Oak providing a classic setting for a relaxed evening.

WHAT ELSE?

For travel connections, Cambridge Heath Station is just over five minutes away, offering swift links into the City. Hoxton Station can be reached in around ten minutes, providing easy access to the Overground network, while Bethnal Green Station is fifteen minutes on foot, connecting directly to the Central line. Together, these options make the area exceptionally well placed for both daily commuting and exploring the wider capital.



A WORD FROM THE OWNER....

"We have truly loved every minute of living in our Shoreditch flat. It has been the most wonderful home for us, and we'll be sad to leave. The location is second to none. We've spent so many happy weekends taking Sunday strolls with a coffee in hand around the corner to London Fields, through the buzz of Broadway Market, or into the beautiful green space of Victoria Park – it's all right on the doorstep. The flat itself is a beautiful period property with a wonderfully stylish, 'boujie' feel that we fell in love with immediately. The high ceilings give it such a sense of space and light, and the gorgeous parquet flooring adds so much character. It has been the perfect London home for us, and we hope the next owners will be as happy here as we have been."

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