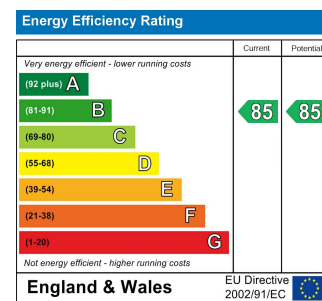
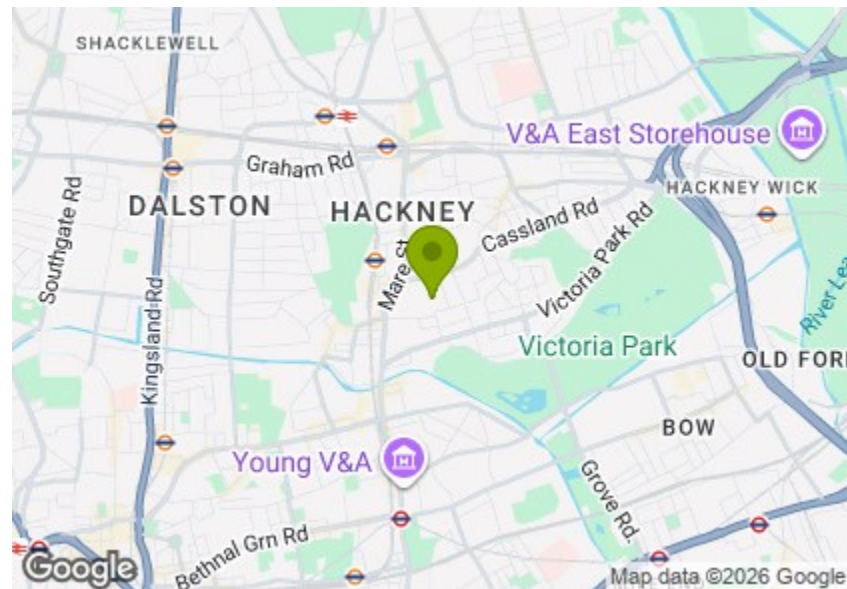


Total Area: 64.0 m<sup>2</sup> ... 689 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



## SHORE ROAD, HACKNEY

Offers In Excess Of £585,000 Leasehold  
1 Bed Apartment - Purpose Built



### Features:

- Beautiful One Bedroom Apartment
- Just Under 700 sq.ft
- Private Balcony
- Excellent Condition
- Moments Away from Victoria Park and London Fields
- Underfloor Heating
- Located in a Small Block of 12 Apartments
- Chain Free
- Bicycle Storage

This exceptional one-bedroom apartment is situated on the second floor of an architecturally striking property almost exactly between London Fields and Victoria Park - two of Hackney's most iconic gems. As well as the fantastic location, highlights include the open plan living room, private balcony, abundance of natural light, ample amount of storage space and immaculate finish throughout. It really is a home to enjoy from the day that you move in.

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0203 369 6444

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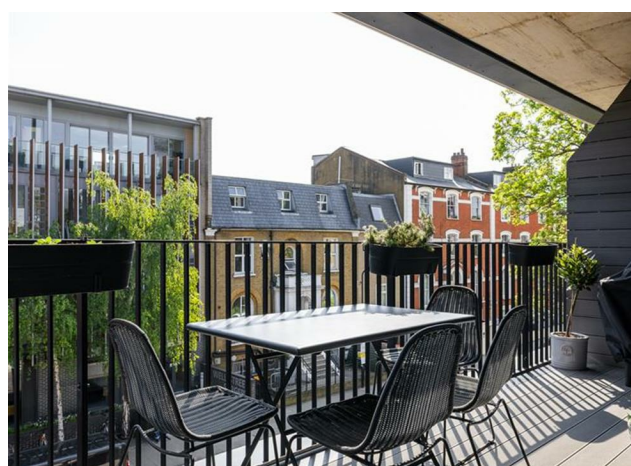
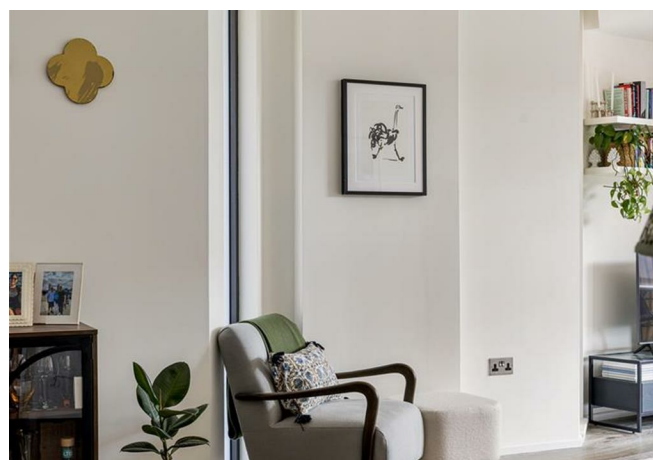
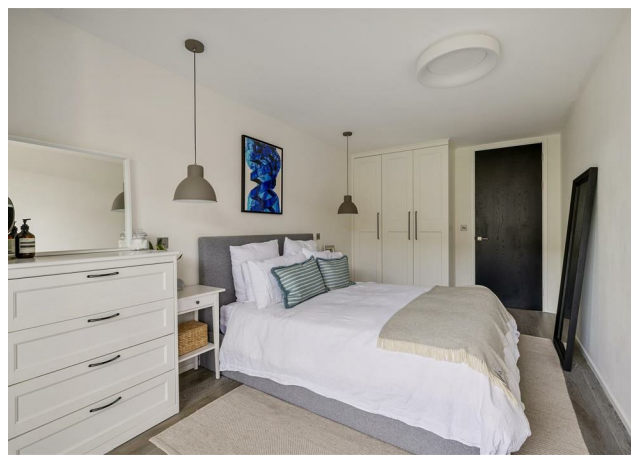
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#### IF YOU LIVED HERE...

If this is your first time living in East London, what an amazing place to start - you're surrounded by iconic destinations, from charming London Fields and the eateries of Broadway Market to buzzing Mare Street and the joy of Victoria Park. But before we get carried away with the area outside, let's run through your glorious new home - all 689 square feet of it...

Your kitchen/lounge/diner has been thoughtfully decorated with a neutral palette, highlighted by the natural light. In its kitchen area, the grey units and metro brick tiling are pristine and the appliances hi-tech. The private balcony will be a fantastic extension of your living space - and as it's covered you can make the most of it rain or shine. The bedroom has the same immaculate decor as the rest of the apartment with well designed in-built storage. The bathroom is sleek and modern with an over-tub shower and countertop basin, while the spacious hallway benefits from built-in storage, perfect for keeping clutter at bay.

While you're settling in and unpacking, you couldn't do better than preordering one of the sensation creations from the latest buzz destination, Rogue Sarnies - it's less than a mile south from you. Moving in treat dinner? How about Brat x Climpson's Arch - a short eight minute stroll away. More low key night? The Pub

on the Park would make a good local - it's great for people watching.

The Hackney Picturehouse cinema is just a short distance away on foot and has a brilliant selection of blockbusters and indies alike, as well as a great cafe bar. The legendary Hackney Empire is also nearby.

Transport is plentiful in this area with some excellent bus routes nearby, including the 55 into Central London, as well as London Fields station, which is served by the Weaver Overground line. If you have the time and energy, it's a really pleasant walk into the city via Brick Lane and Shoreditch.

#### WHAT ELSE?

- Despite all the urban buzz, this area has a surprisingly large amount of green space. Both London Fields and Victoria Park are only a stroll away. The latter is home to internationally renowned festivals including All Points East Festival and Field Day, while the former has that glorious lido.

- You've got two fantastically unique but entirely different markets within a short walk; Broadway Market and Mare Street Market. Start the day with a coffee at the former and finish with a pint at the latter.

- If you want to ramp up your nightlife, you'll be delighted to find that MOTH club and Oslo are close by - two excellent live music venues.



#### A WORD FROM THE EXPERT....

I feel right at home in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone.

Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer.

Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces.

I have found my home in Hackney and it holds a very special place in my heart.

EVA BOUZAKI  
Branch Manager

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**Kitchen/ Dining / Reception Room**

11'9" x 31'6"

**Balcony**

19'11" x 4'11"

**Bedroom**

9'4" x 16'7"

**Bathroom**

8'9" x 5'7"



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