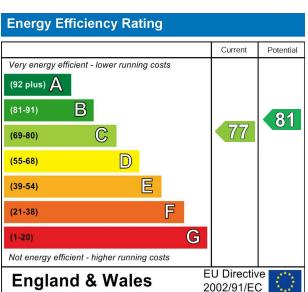
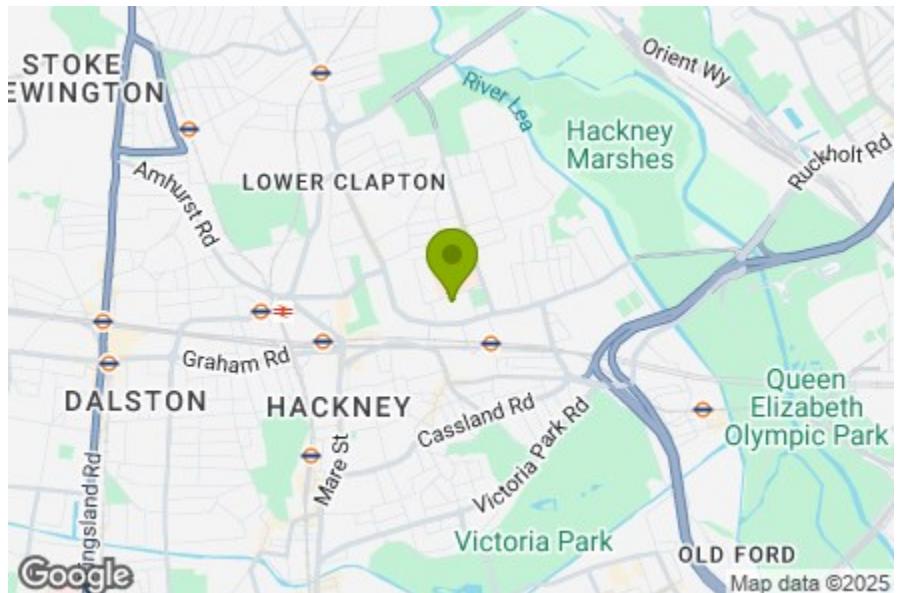


Reception Room  
14'0" x 10'11"  
  
Kitchen/Diner  
8'7" x 17'5"  
  
Bathroom  
5'2" x 4'9"  
  
Bedroom  
8'9" x 13'5"  
  
Bedroom  
10'3" x 13'6"



**HOMERTON HIGH STREET, HACKNEY**  
Offers In Excess Of £425,000 Leasehold  
2 Bed Apartment



#### Features:

- Two Bedroom Flat
- Beautifully Presented Throughout
- Short Walk to Homerton Station
- Moments From Chatsworth Road
- Chain Free
- Approx 691 Square Foot

A bright and beautifully finished two-bedroom apartment on the first floor of a classic purpose-built block, perfectly positioned between Chatsworth Road and Hackney Central, with Homerton station just a short stroll away. This enviable spot puts an incredible range of amenities and transport links on your doorstep. At home, highlights include the light-filled reception room, separate kitchen/diner, immaculate décor, and generous storage — plus the bonus of being chain-free.

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#### IF YOU LIVED HERE...

Spread across almost 700 square feet, this is a perfectly formed apartment in a fantastic location. Thoughtfully finished, it's ready for you to settle straight in.

The reception room is filled with natural light from generous windows, highlighting the décor and smart flooring. The whole apartment layout has been cleverly designed to allow for a dine-in kitchen, with space for a table as well as the smart units and characterful exposed brickwork.

Both bedrooms are neatly finished, one featuring timber panelling and ingenious storage (and there's more of this off the hallway too). The bathroom adds to the appeal with sleek fittings, vertical tiling, and an over-tub shower, while a separate WC is an added convenience.

Step outside and you're in a thriving part of East London. Hackney Central is close at hand, while Chatsworth Road and Lower

Clapton Road bring an extra buzz with their cafés, shops and bars.

Transport is excellent too – Homerton station is just a stroll away on the Overground, connecting easily to Stratford and Highbury & Islington, while Hackney Central is close by for even more options.

#### WHAT ELSE?

- You're spoilt for choice when it comes to movie nights. The much-loved Castle Cinema is seven minutes away on foot and has a brilliant selection of flicks, as well as a great cafe bar, while Hackney Picturehouse is slightly further in the other direction.

- Despite all the urban buzz, this area has a surprisingly large amount of green space. Hackney Downs Park, London Fields and Victoria Park are all strolling distance, with the latter home to some internationally renowned festivals including All Points East and LIDO Festival.

- 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.....

"Warehouse style apartment with a great flow to the space. High ceilings and large rooms. New double glazing windows, new bathroom and toilet, new boiler (all in last 3 years), low service charges. 7 min walk to Homerton overground station, 10 mins to Hackney Central. It's also 5 minutes from Chatsworth Road, famous for its Sunday market. Nearby are many restaurants, takeaways, wine bars, great coffee and even a single-screen cinema, The Castle. Victoria Park, Hackney Downs and Hackney Marshes are all around 20 minute walks away from the flat!"

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