



SECOND FLOOR

Total Area (Excluding Balcony): 38.9 m<sup>2</sup> ... 419 ft<sup>2</sup>

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.

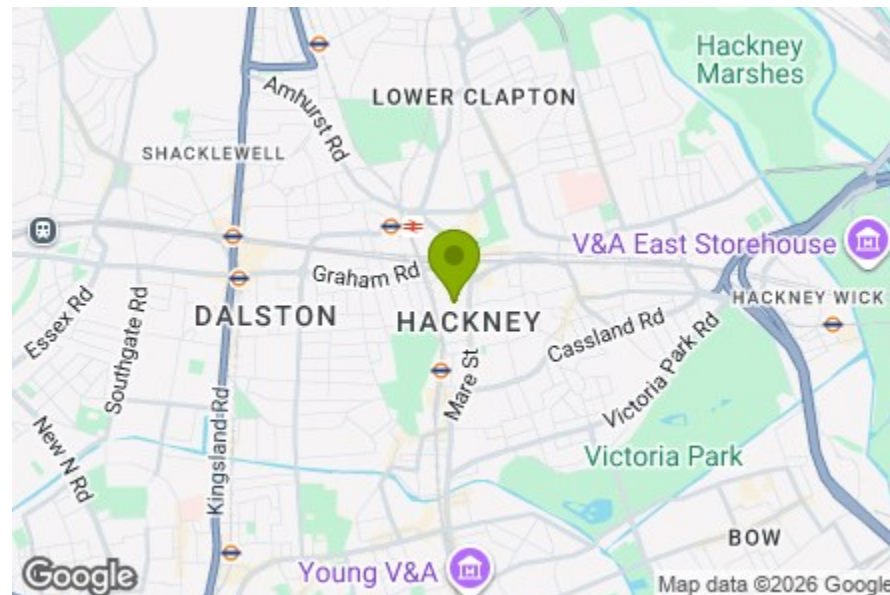
Kitchen/Lounge/Diner  
10'3" x 21'4"

Bedroom  
9'3" x 11'5"

Bathroom

Hall

Balcony



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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



## READING LANE, HACKNEY

### Offers In Excess Of £400,000 Leasehold 1 Bed Flat



#### Features:

- One Bedroom Property
- Private South Facing Balcony
- Moments From London Fields
- Easy Access To Hackney Central & Downs Station
- Chain Free

Tucked just off Mare Street, this bright one-bedroom apartment sits on the second floor of a modern development in the heart of Hackney. London Fields and Wilton Way are all close by, so morning swims, weekend markets and relaxed neighbourhood dinners are part of everyday life here. It is a setting that feels creative and well connected yet quietly positioned away from the main road.

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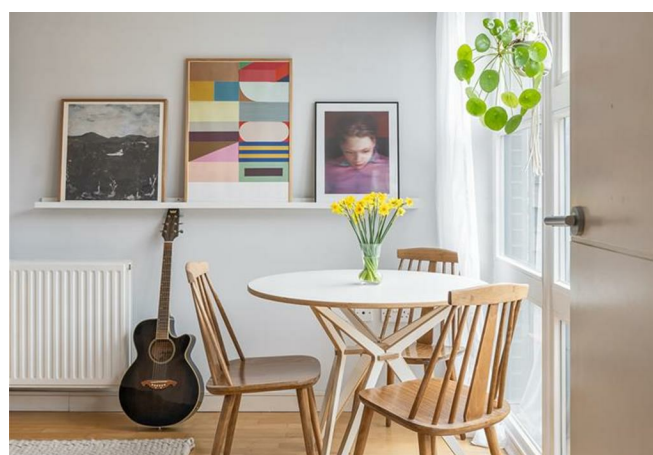
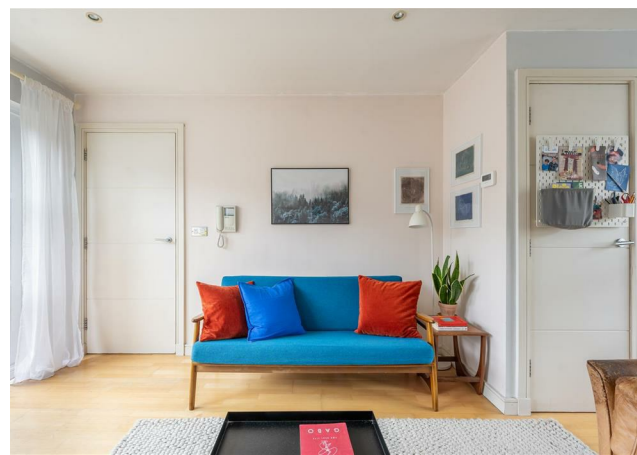
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#### IF YOU LIVED HERE...

Step inside and a welcoming hallway leads through to a beautifully bright open plan kitchen, lounge and dining room stretching over 21 feet in length. Windows at either end draw in natural light throughout the day, giving the space a calm, airy feel. The kitchen is neatly arranged with pale grey cabinetry, smoky worktops and integrated appliances, leaving plenty of room for a proper dining table and a comfortable seating area. Engineered wood flooring runs underfoot, adding warmth and tying the space together.

Full height doors open onto your private south facing balcony. Fully decked and perfectly sized for a small table and chairs, it is a lovely spot for coffee in the sun or an evening drink overlooking the surrounding rooftops.

The bedroom is a well-proportioned double, finished in soft neutral tones with a wall of mirrored fitted wardrobes that reflect the light and provide generous storage. The bathroom is simple and modern, complete with a spacious walk-in shower and clean,

understated tiling. Overall, the layout feels thoughtfully arranged and easy to settle into, with everything in its right place.

#### WHAT ELSE?

London Fields station is around eight minutes on foot, with easy access to Hackney Central and Hackney Downs stations for Overground links across East London.

Pophams bakery for weekend pastries, The Spurstowe Arms for a cosy evening pint, plus Broadway Market and London Fields all within easy walking distance.



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

"I really loved living at Reading Lane! The location was what sold it for me- it's a 5-minute walk to London Fields, the Lido, Broadway Market, and a few minutes from Wilton Way which was lovely for cafes and restaurants. And even though it's just off Mare Street it feels quiet and not overlooked. The main living area is nice and bright- with large windows at both the front and back. Having a sunny outdoor space (for most of the day) was also really important to me and I used it a lot."

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