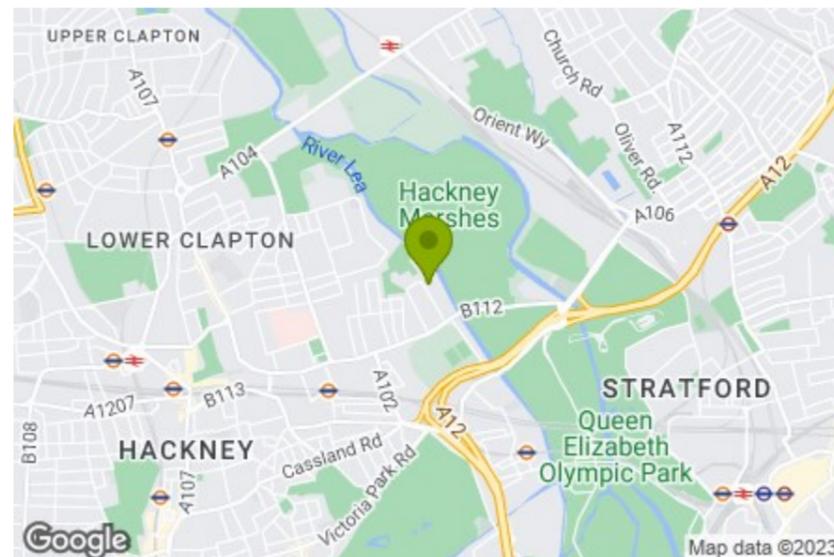


Total Area: 55.9 m² ... 601 ft²
All measurements are approximate and for display purposes only.

Bathroom
WC
Reception room
12'9" x 11'6"
Kitchen/Diner
13'5" x 8'11"
Bedroom
12'9" x 8'7"
Bedroom
9'11" x 9'11"



Energy Efficiency Rating	
	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	EU Directive 2002/91/EC
	72 81

HOMERTON ROAD, HOMERTON

Offers In Excess Of £375,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Flat
- Beautifully Presented Throughout
- Two Double Bedrooms
- Eat in Kitchen
- Moments Away from Hackney Marshes

An immaculately appointed two bedroom apartment on the second floor of five storey block, just off Homerton High Street. Here you're spoiled for choice when it comes to green and blue spaces, amenities, transport links and culture.

Just a short stroll from Chatsworth Road, it's an area very much on the up. With a Sunday market offering up organic and artisan wares, as well as a whole host of new cafes, bars and restaurants, this is the place to see and be seen.

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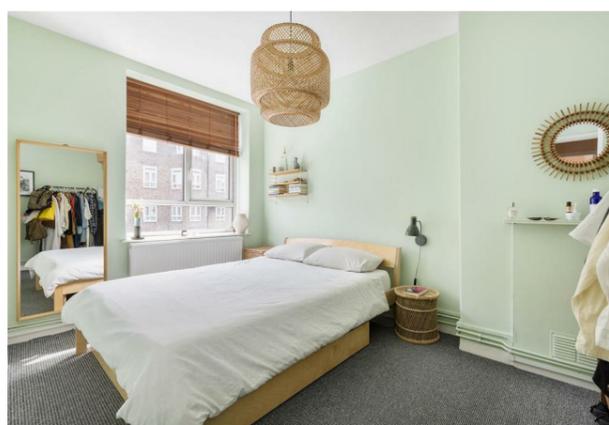
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IF YOU LIVED HERE...

You'll love having one of the city's most vibrant and culturally thriving boroughs right on your doorstep. Heading out for brunch? La Mela's a six minute stroll away and serves up buttermilk pancakes with caramelised banana and walnuts, as well as a mouth-watering array of wholesome options. You've an abundance of green space, too. Mabley Green is on your doorstep and Hackney Marshes and Victoria Park are both twelve minutes' walk. Hackney Downs and Queen Elizabeth Olympic Park are a short amble further.

Inside and your lounge comes in at 140 square feet with primrose pink walls elegantly contrasting with honey-hued floorboards. Both bedrooms are versatile, solid doubles with mint walls and an east-facing aspect for streams of natural light in the morning. Your kitchen/diner's an inviting space with white metro tiled backsplashes, a smart white suite of cabinets and a constellation of recessed spot lighting overhead. Lastly, the bathroom's tiled from floor to ceiling and comes with a shower over the tub and taupe flooring.

Outside, Homerton overground station is a mere five minutes on foot and will

speed you directly to Stratford in two stops, for a whole host of underground and overground connections, not to mention all the legacy delights of the Queen Elizabeth Olympic Park and Westfield Stratford City mega-mall. Locally, everything Hackney has to offer is a quick stroll away - from the Hackney Empire and London Fields to the Castle Cinema and esoteric eateries of Hackney Wick. The lively nightlife and renowned venues of one of London's coolest postcodes is at your fingertips here.

WHAT ELSE?

- Parents will be glad of twenty six schools rated 'Good' or better by Ofsted in a one mile radius alone, an impressive nine of which have 'Outstanding' status.
- There's off-road parking here and if you drive electric there's an Allego charging station right outside. The A12 is reachable in five minutes.
- Connoisseurs of art will love being able to visit East London galleries until nine in the evening. Head to Grow in Hackney Wick for music, art, conversation and community-focussed events.



A WORD FROM THE OWNER...

"I've adored living in this flat - I've lived in it alone, with a lodger and now I live here with my partner. The generous room sizes offer great flexibility, and I like that the wide window sills and chimney breasts all add character. The flat is perfectly located for all that Hackney has to offer and Chatsworth Road with its eponymous Sunday market is only a 10 minute walk away. We're spoilt for choice when it comes to local cafes, restaurants and bars, not to mention the Castle Cinema, our local independent cinema. We couldn't be any closer to green spaces with the canal towpath and Hackney Marshes just minutes away, with the River Lea, Queen Elizabeth Olympic Park and Victoria Park just a 15 minute walk away. Now that I'm working from home, I never run out of places to walk and cycle! Homerton is easily reached on the overground and Stratford is a great transport hub with Crossrail coming soon and Stratford International great for days out on the Kent coast."

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