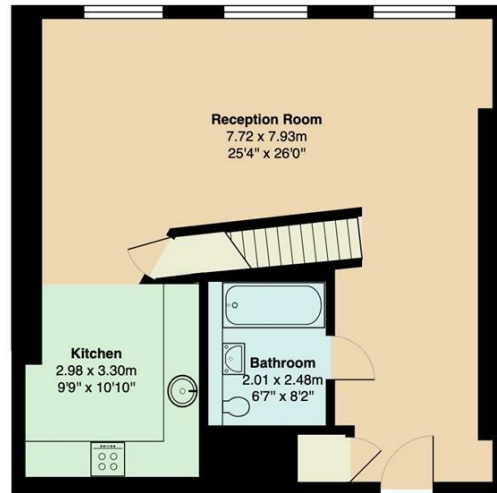
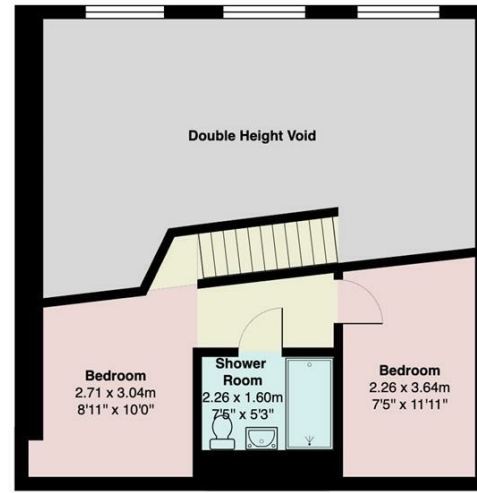


Lansdowne Drive, E8

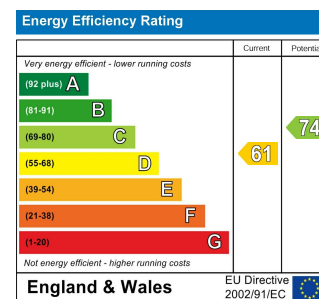
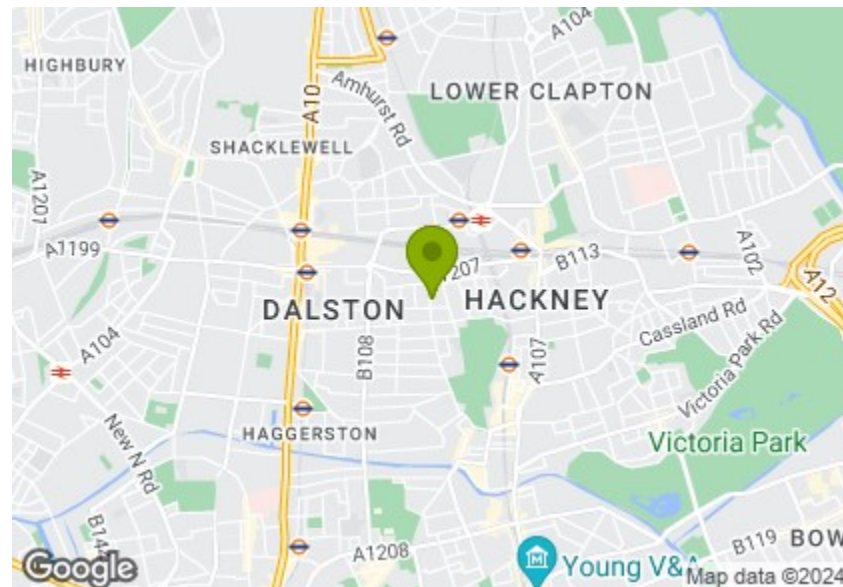


First Floor



Mezzanine

Total Area: 86.3 m² ... 929 ft² (excluding double height void)
All measurements are approximate and for display purposes only



LANSDOWNE DRIVE, HACKNEY

Offers In Excess Of £750,000 Leasehold 2 Bed House



Features:

- Beautiful Victorian School Conversion
- Mezzanine Level
- Two Bathrooms
- Just Under 950 sq.ft
- Moments Away from London Fields
- Floor to Ceiling Windows

A gloriously spacious, splendid and stylish two bedroom apartment, with double height lounge and mezzanine. It's all arranged over two floors of a converted Victorian school, bursting with vintage features and enviably located in the heart of Hackney.

Among the innumerable highlights sat right on your new doorstep is the much-loved Hackney landmark of London Fields, over thirty acres of open green space that's as ideal for a jog as it is for a picnic. The park's home to a heated lido, cricket pitches, tennis courts and more. All just five minutes on foot.

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0203 397 9797

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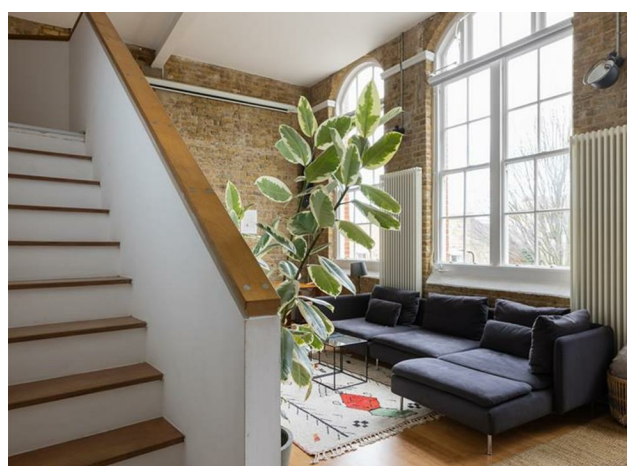
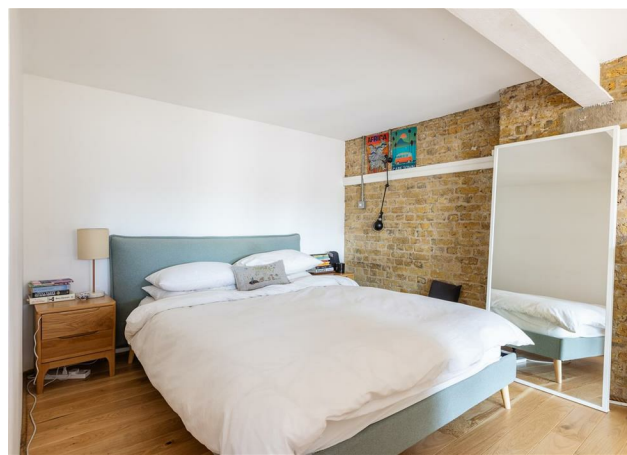
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IF YOU LIVED HERE...

You'll be enjoying London loft-style living at its finest. Step inside and there's a handy hallway before you quickly emerge into that double height lounge. In here exposed brick walls combine with vintage cast iron tower radiators and a trio of oversized radius windows, reaching all the way to the gloriously high ceilings. Blonde hardwood runs underfoot and you have around 250 square feet of sociable space for welcoming guests.

Your kitchen sits around the corner, artfully separated by a timber-topped breakfast bar, and decked out in a sleek suite of cerulean blue cabinets, contrasting nicely with smoky dark worktops and matching splashbacks. Also leading off the main space is the first of your two bathrooms, home to a tub below an oversized vanity mirror, and finished in sleek onyx trim.

Climb the stairs to the mezzanine level and you have two double bedrooms leading off the modest landing, both featuring exposed brick walls, original beams and more of those blonde hardwood floors. Each sleeper overlooks the main space via a balcony and floor to ceiling window, respectively. Finally, your second bathroom is another sleek, boutique affair, with a walk-in rainfall shower finished in more jet black trim.

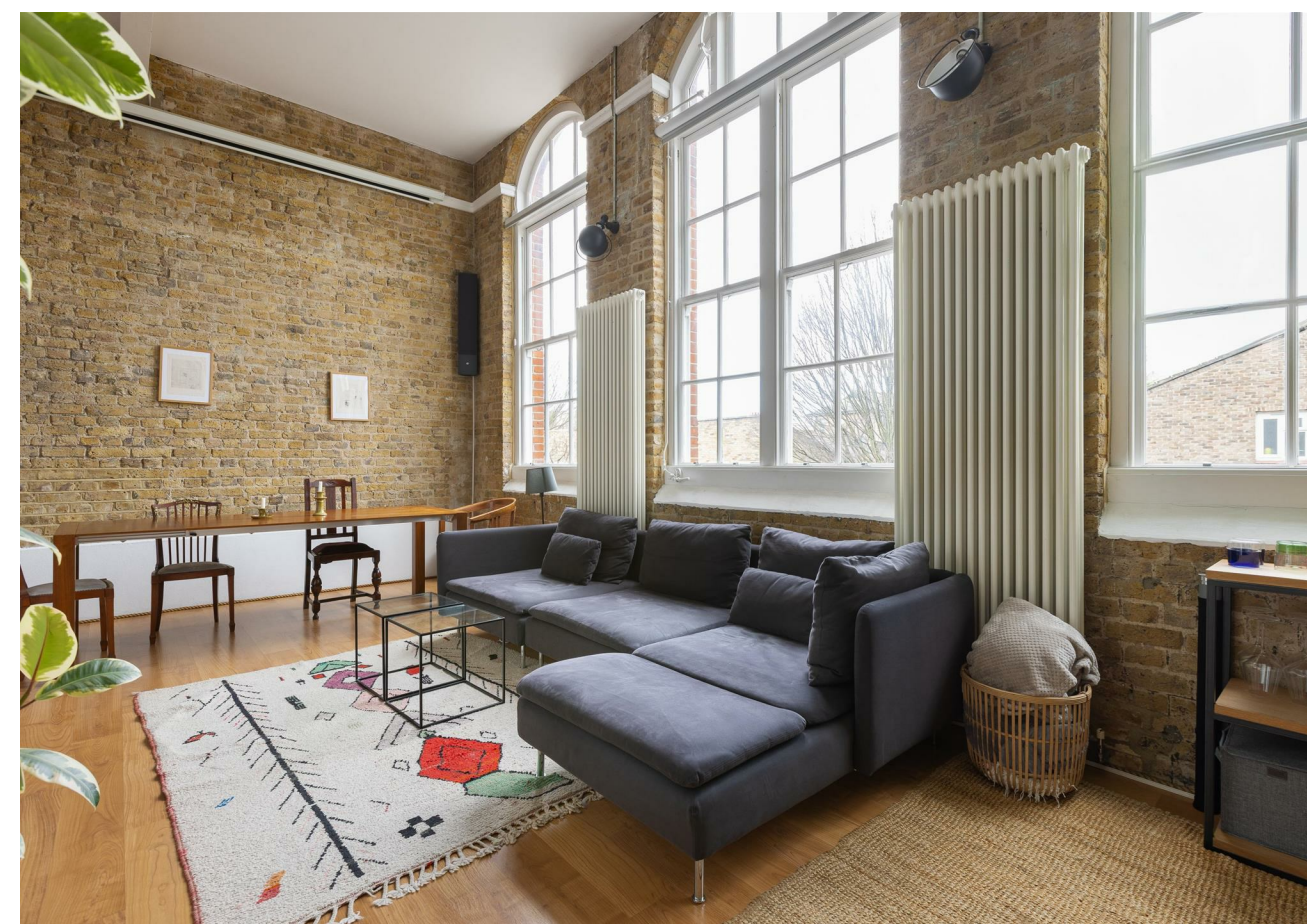
Outside and as well as the luxury of London Fields on your doorstep, you have the celebrated nightlife of Hackney Central around half a mile away on foot. From the popular Oslo bar, club and music venue to longstanding E8 Institution Paper Dress Vintage Bar & Boutique (where old school fashion and new school tunes meet), you have a huge range of choices. Plus there's the Hackney Picturehouse for new and classic movies, and the Hackney Empire for comedy, theatre and music. All just moments from your new home.

WHAT ELSE?

- Hackney Central overground station is just ten minutes on foot, for direct runs to key destinations all across London, from Camden to Hampstead, Stratford to Kensington. Hackney Downs is just as close and will speed you directly to Liverpool Street in just eleven minutes, for a door to door City commute of well under half an hour.

- A genuine darling of Hackney, Violet Cakes is just a single minute around the corner for artisan cakes, coffee and delicious breakfasts.

- In the highly unlikely event that you tire of London Fields, you also have the lovely Hackney Downs Park, the vast Victoria Park and even the Queen Elizabeth Olympic Park, all within walking distance.



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
SENIOR VALUER

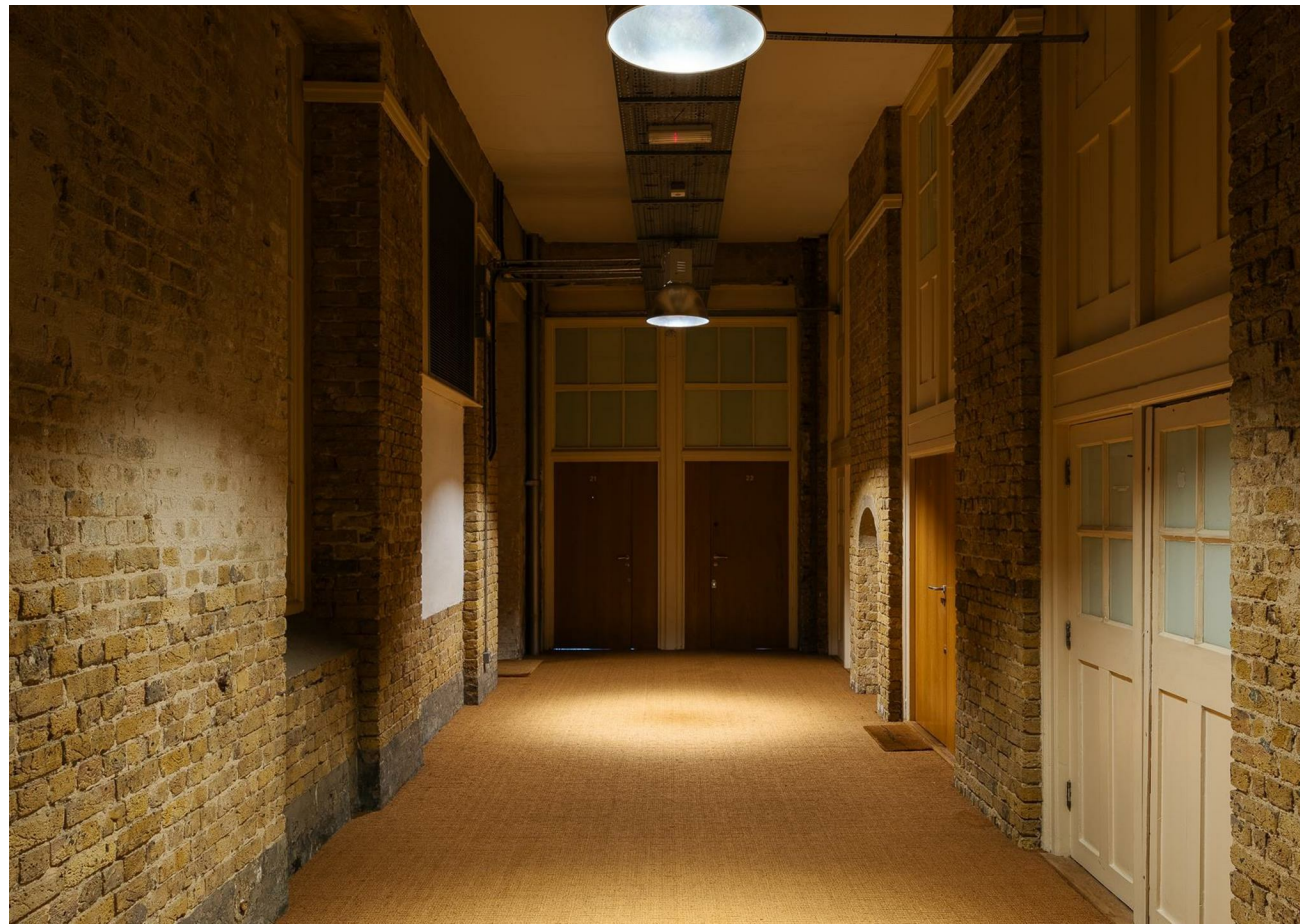
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Reception
25'3" x 26'0"

Bedroom 2
7'4" x 11'11"

Kitchen
9'9" x 10'9"

Shower Room
7'4" x 5'2"

Bathroom
6'7" x 8'1"

Bedroom 1
8'10" x 9'11"



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