



Total Area: 78.2 m<sup>2</sup> ... 841 ft<sup>2</sup> (excluding terrace)  
All measurements are approximate and for display purposes only

Reception Room  
14'7" x 10'6"

Kitchen  
14'7" x 8'3"

Bedroom  
14'8" x 10'6"

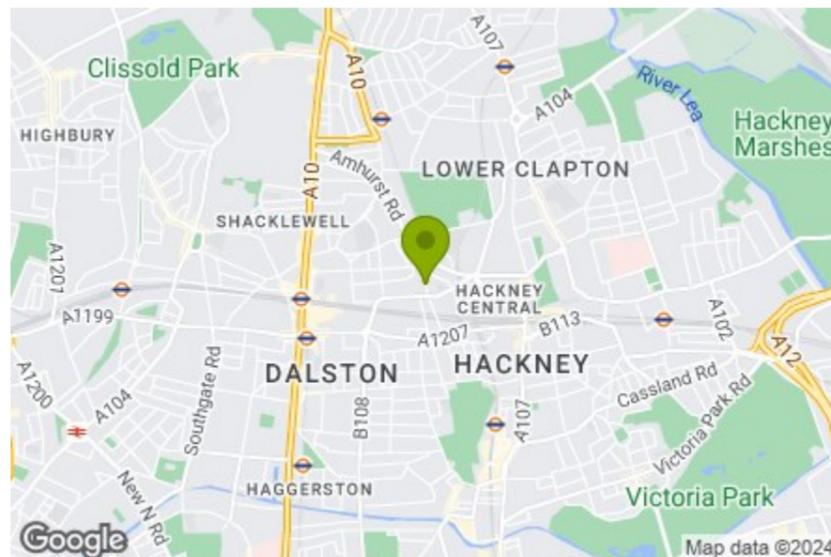
Bedroom  
14'8" x 8'3"

Bathroom  
4'5" x 6'0"

WC

Entrance Hall  
8'2" x 11'7"

Terrace  
15'5" x 9'10"



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	76
(69-80) C	79
(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



## WAYLAND AVENUE, HACKNEY

### Offers In Excess Of £575,000 Leasehold 2 Bed Maisonette



#### Features:

- Two Bedroom Maisonette
- Arranged Over Three Floors
- Family Bathroom and Separate WC
- Beautifully Presented
- Private Garden
- Moments from Hackney Downs Station

A beautifully appointed two bedroom family maisonette, arrayed across three storeys of a purpose-built development moments from Hackney Downs Park. Design & decor is bright and characterful throughout, and you even have a private garden.

Your private garden is a wonderfully secluded terrace, bursting with thriving planters and screening greenery. A tranquil spot for morning coffee.

REQUEST A VIEWING  
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#### IF YOU LIVED HERE...

Up the timber staircase and you'll find your lounge and kitchen facing each other across the hallway on your first floor. The lounge totals 165 square feet, finished in soft sand with stout smoky vinyl underfoot and twin windows bathing the space in natural light. Across the hall your kitchen's every bit as bright and sizeable, with a bank of white cabinets under rich timber worktops, home to a Dublin sink.

Upstairs now, and bedroom one is finished in gentle sky blue, with richly restored original floorboards underfoot. A substantial double of 120 square feet, twin windows frame rooftop views and flood everything with natural light. Across the hall, Bedroom two is a slightly more sizeable 150 square feet, finished in tranquil sage green. In between you have a skylit bathroom and handily separated WC, both finished in classic chessboard floor tiling and large format letterboxes from tub to ceiling.

Outside and the lush, green environs of Hackney Downs Park are on your doorstep, less than five minutes on foot for open greenery, sports courts and picnic spots. It's the coolest park in London, made all the more so by The Star by Hackney Downs, a legendary corner gastropub on the park's borders. The rest of Hackney's famous nightlife is all around you, with the main thoroughfare of Mare Street in particular just half a mile on foot, for the Hackney Empire and Hackney Picturehouse.

#### WHAT ELSE?

- Hackney Downs overground is just three minutes on foot and will get you straight to Liverpool Street in eight, for a door to door City commute of barely fifteen minutes.
- The legendary Paper Dress Vintage is just a half mile on foot from your new front door, for vintage threads and regular live music all under one roof.
- You have a second transport option just ten minutes' walk away. Hackney Central will get you directly to a range of landmark destinations from Kew Gardens to Hampstead Heath to Camden Town, for London at your fingertips.



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

"We have loved living here for the last ten years. The location is amazing and walking distance to almost all areas of Hackney. Hackney Downs and London Fields are a short walk away, Dalston and Ridley Road around the corner, plus Hackney Downs station 5 mins away and Dalston overground nearby has made travelling and commuting easy and convenient. The area is quiet with a friendly community, plus a very handy corner shop almost next door. The flat has provided space and ample storage and quiet views either side of the property which makes such a difference. It has been a wonderful ten years!"

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