

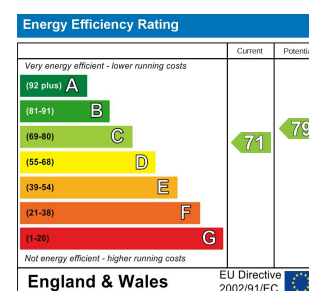
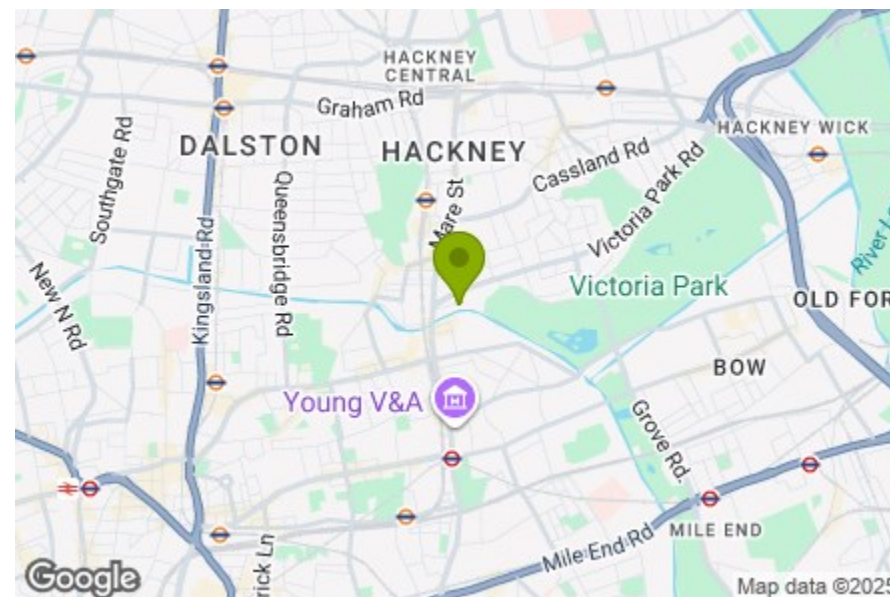
Total Area: 41.2 m² ... 444 ft²

All measurements are approximate and for display purposes only

Kitchen / Dining / Reception Room
18'6" x 12'8"

Bathroom
6'4" x 6'2"

Bedroom
10'4" x 9'11"



NORTHIAM STREET, HACKNEY

Offers In Excess Of £375,000 Leasehold 1 Bed Flat



Features:

- One Bedroom Home
- Second Floor
- Purpose Built
- Moments From Victoria Park
- Short Walk to Cambridge Heath Station
- Close to London Fields
- Canal Views
- Approx 444 Square Foot

Wake up to sweeping views across the City, with landmarks like the Gherkin right on your horizon. This bright and well-presented one-bedroom apartment sits on the second floor of a well-kept low-rise block, just moments from Victoria Park and Regent's Canal. Inside, you've got 444 sq ft of thoughtfully arranged space and a calm canalside outlook. London Fields is also nearby if a swim in the lido or a stroll through the park takes your fancy. Getting around is simple too—Cambridge Heath Station (Weaver Line) is just 4 minutes on foot, while Bethnal Green (Central Line) is a 13-minute walk, putting Broadway Market and the rest of London within easy reach.

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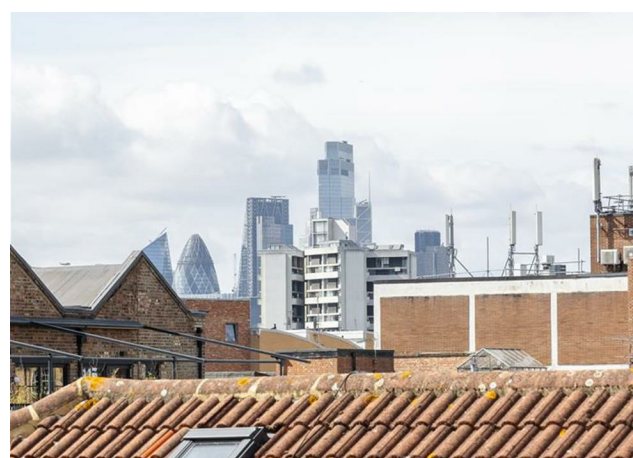
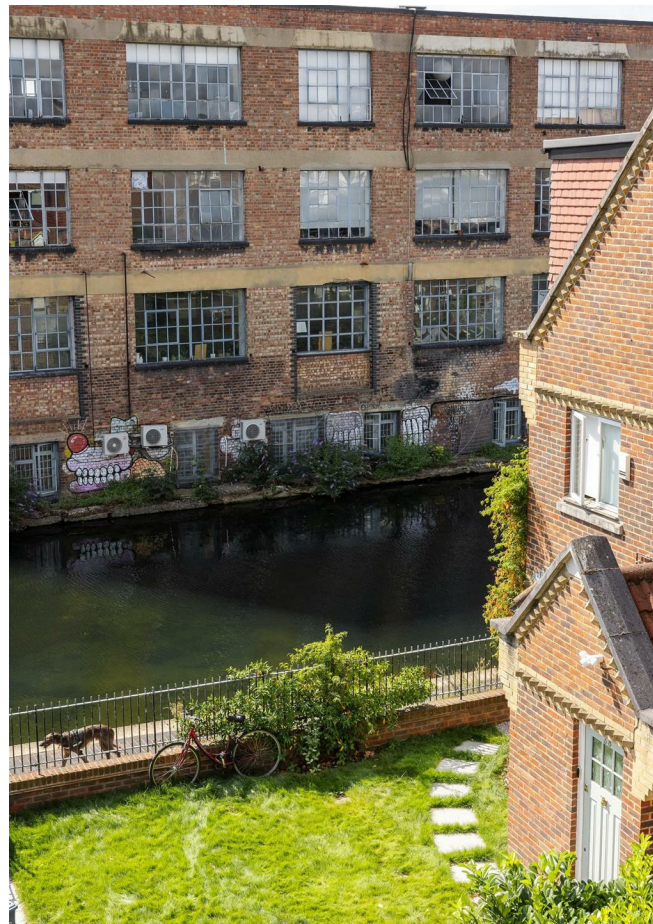
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IF YOU LIVED HERE...

Step inside and a central hallway greets you, with every room leading neatly off it. A built-in cupboard keeps everyday essentials like hoovers or suitcases out of sight.

Directly opposite, the bathroom offers both function and comfort, with a clean white suite and a shower-over-bath combo—ideal whether you're after a quick refresh or a long soak.

Turn right and you'll find a bright, sociable open-plan kitchen/reception. South-facing windows pour in natural light all day, bouncing off oak-engineered floors. The L-shaped kitchen is cleverly planned with dove-grey cabinets and metro-tiled splashbacks—stylish yet practical for everyday cooking. The double bedroom is calm and inviting, with neutral tones, soft carpet underfoot and a built-in cupboard for easy storage.

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This is a brilliant spot if you want the best of East London living with a quieter, residential feel. You're just moments from Victoria Park, the canal towpaths and Broadway Market, so weekend strolls, coffee stops and browsing independent shops are all on your doorstep. Transport links are excellent too, with Cambridge Heath and London Fields Overground stations close by, plus Bethnal Green Central Line within

walking distance—making commutes into the City, Canary Wharf or the West End a breeze. The area has a strong community vibe with plenty of young professionals, good local services, and a buzzing food and cultural scene thanks to nearby Columbia Road Flower Market, Victoria Park Village and local pubs and cafés. Add in the mix of green space, convenience and energy, and it's easy to see why this is such a desirable place to call home

All in all, a great choice for first-time buyers or anyone looking for a smart rental investment

WHAT ELSE?

- Known to just about everyone as Vicky Park, this East London favourite has been at the heart of local life since 1845. Inspired by Regent's Park, it quickly became a hub for leisure, rallies, and even Victorian bathing ponds. Today, it's still buzzing—think lakes with pedal boats, sprawling lawns, a Japanese garden, skatepark, plus festivals and food markets that keep the park alive year-round.

- For something truly special, BEHIND Restaurant offers an intimate Michelin-starred, fish-focused tasting menu right by London Fields.

- Craving some fun weekend brunch or laid-back drinks? Venues like Morito Hackney (for tapas), Oslo (all-day bar/pizza), and Brawn on Columbia Road (modern European comfort) are all within a mile or so—stylish and vibrant choices for whatever you're in the mood for.



A WORD FROM THE OWNERS...

"We've loved living here, nestled between Victoria Park and Broadway Market. The opportunity to pop out and grab coffee, dinner or a drink and be only a short stroll home has been amazing - a few of our favourites are Five Points Brewery at the end of the road, Pophams in Victoria Park Village and Ozone just across the canal. Living on the canal means we've always got a changing view - with a unique way to see the seasons change as each year we watch a new set of geese grow up. We also love watching the weather roll in from the City and the Shard light up at Christmas. We'd stay here forever, however, our duo and cat has become a trio and cat recently and we need a little more space to crawl and toddle. We know you'll love living here as much as we have over the past 13 years."

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