



LOVE LIVING  
HACKNEY



Barnes House Wadeson Street, London, E2 9DN

Offers in excess of £350,000



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# Barnes House Wadeson Street

London, E2 9DN

- Second-floor one-bedroom flat
- Wall to wall windows bringing in strong natural light
- Fully fitted kitchen including dishwasher and fridge freezer
- Moments from Victoria Park and Regents canal
- Open living and kitchen area
- Private South facing balcony
- Prime Location

## The Home -

This is a well proportioned one bedroom flat on the second floor with a calm, practical layout and excellent natural light. The rooms are thoughtfully arranged around a central hallway, creating an ordered and peaceful feel from the moment you enter. The flat features a generous living space, a quietly positioned bedroom at the rear, and a private south facing balcony that enjoys plenty of sun. The built in veranda canopy provides shade in mid-summer. Positioned moments from Victoria Park and the Regents canal.



## The Indoors

You enter into a central hallway that connects all the rooms. To the left is the open-plan living and kitchen area, conveniently positioned as you enter. Large wall to wall windows flood the space with light, and one opens straight onto the south-facing balcony. The kitchen is well-equipped with separate fridge and freezer and plenty of storage.

On the opposite side of the hallway is the bathroom, which includes a full bath with overhead shower, high quality fittings, underfloor heating for a cosy feel underfoot, and useful storage beneath the sink and above the WC. At the back of the flat, the bedroom is tucked away in a peaceful spot, with enough room for a double bed, fitted wardrobes, and good natural light.

## The Outdoors

The highlight is the private south-facing balcony with an adjacent mature beech tree, accessed directly from the living room. It's a lovely quiet spot to enjoy morning coffee, catch some sun, or simply get some fresh air while taking in the open views of the city or the gardens below.

## Loving The Location





Although the nearest tube station is Bethnal Green, this flat sits in a pocket that feels much more connected to the vibrant areas of Broadway Market, London Fields, and beautiful Victoria Park. Victoria Park is only a five minute walk away and is a real highlight with weekend markets, open spaces, the Pavilion and the Hub cafes, and a strong community atmosphere.

A pleasant stroll along the Regent's Canal brings you to the bustling heart of Broadway Market with its excellent independent shops, cafés, restaurants, and the popular London Fields Lido. The area also has the Climbing District indoor climbing centre and the charming Victoria Park Village nearby.

Cycling is especially convenient here, with Lime, Forest, and Voi hire bikes available right on the doorstep. Cambridge Heath station is also just a five minute walk away, and there are frequent buses to central London and beyond. The Elizabeth line is accessible from Liverpool Street or Whitechapel station.

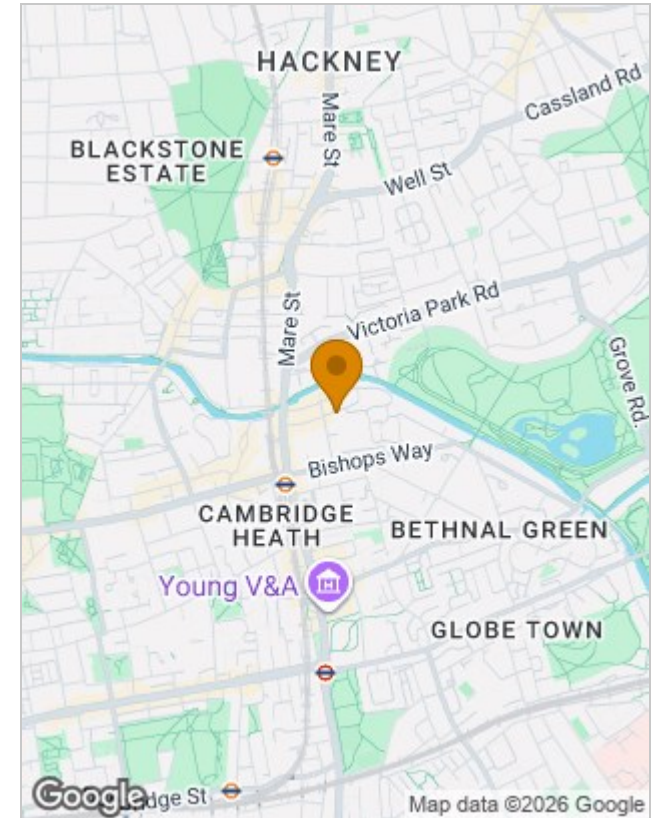




## Floor Plans



## Location Map



## Energy Performance Graph

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	

## Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.