



LOVE LIVING  
HACKNEY



33A Eastway, London, E9 5JB  
Offers in excess of £400,000





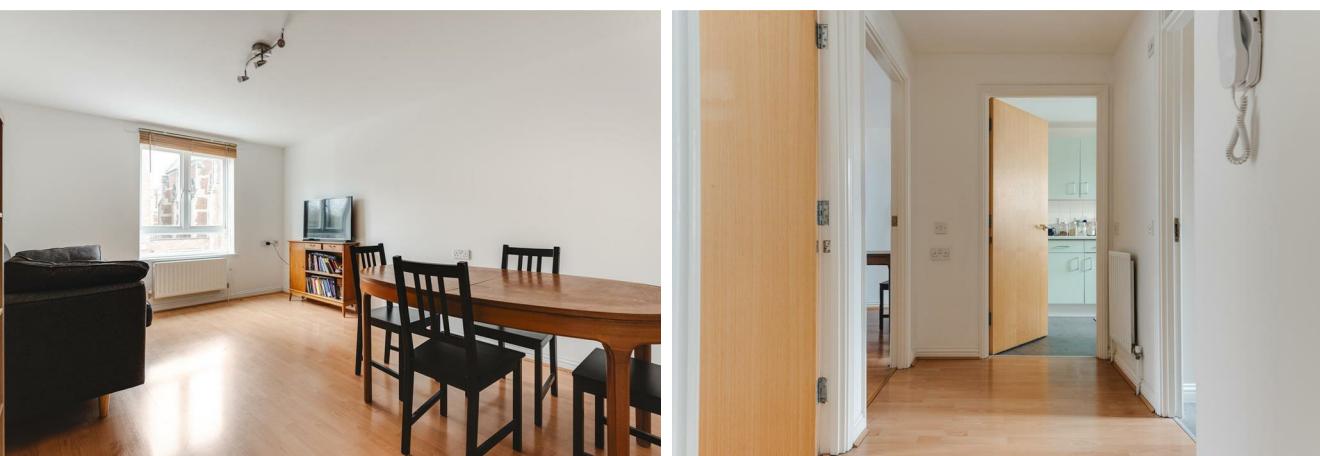
# 33A Eastway

London, E9 5JB

- Two bedroom modern apartment
- Close to the green spaces of Victoria Park and Hackney Downs
- Close to the Olympic Park
- Separate Living room / Kitchen
- Accessible transport links
- Close to Hackney Wick
- Natural light
- Well proportioned

## The Home -

This well-proportioned two-bedroom first-floor apartment offers a practical and well-balanced layout, with a central hallway leading to a generous reception room with space for both living and dining, a separate fitted kitchen, two bedrooms positioned on opposite sides for added privacy, and a neatly arranged family bathroom with additional storage. Located in the heart of Hackney Wick between Victoria Park and the River Lee, the property is surrounded by a vibrant mix of restaurants, bars and creative spaces, with highlights including Crate Brewery, Silo and canalside spots such as Barge East, while the nearby Olympic Park and East Bank cultural quarter provide world-class facilities including the V&A Museum, Sadler's Wells Theatre, the BBC, UCL and the London College of Fashion, along with excellent transport links, cycle routes and local amenities close at hand.



## The Indoors

This well proportioned two bedroom apartment is arranged over the first floor and offers a practical, well-balanced layout ideal for modern living.

Upon entry, a central hallway provides access to all principal rooms. To the front of the property sits a generous reception room with space for both living and dining, creating a bright and versatile entertaining area. Adjacent to this is a separate fitted kitchen, thoughtfully arranged with good worktop and storage space.

The accommodation comprises two bedrooms positioned to opposite sides of the apartment, offering excellent separation and privacy. The main bedroom is well sized, while the second bedroom is ideal for use as a guest room, home office or nursery. A neatly arranged family bathroom is located off the hallway, along with additional built in storage.

Overall, the layout is efficient and well planned, making the apartment suitable for both owner occupiers and investors alike.



## Loving The Location

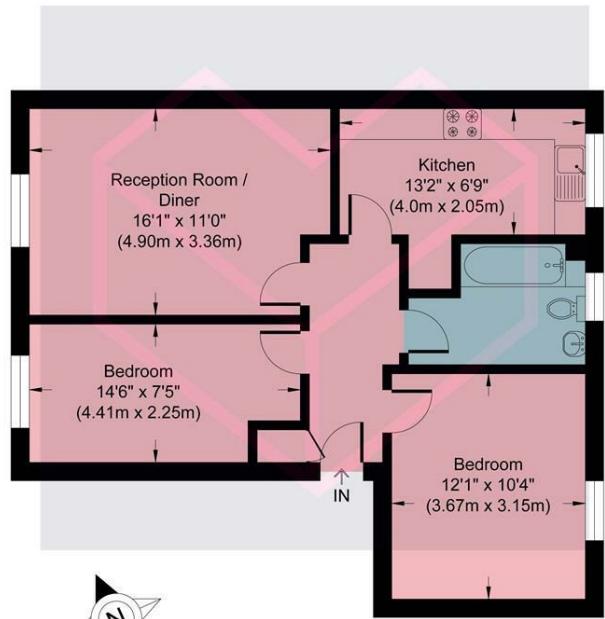
The property is located in Hackney Wick, between Victoria Park and the River Lee. Hackney Wick has seen a significant influx of cultural investment in recent years. There are numerous restaurants and bars including the award-winning Cornerstone, Silo, Crate Brewery and MOTHER vegan cafe. The Here East campus is a short walk away, while award-winning theatre and music venue The Yard is also close by. Victoria Park is a short walk away and is surrounded by a number of good pubs. On the north side of the park is Victoria Park Village with its excellent range of restaurants and shops including The Ginger Pig butchers, Bottle Apostle and Jonathan Norris Fishmongers. The apartment is an eight-minute walk from Hackney Wick station which runs London Overground services to Highbury & Islington in around 10 minutes and Stratford International in approximately six minutes.





## Floor Plans

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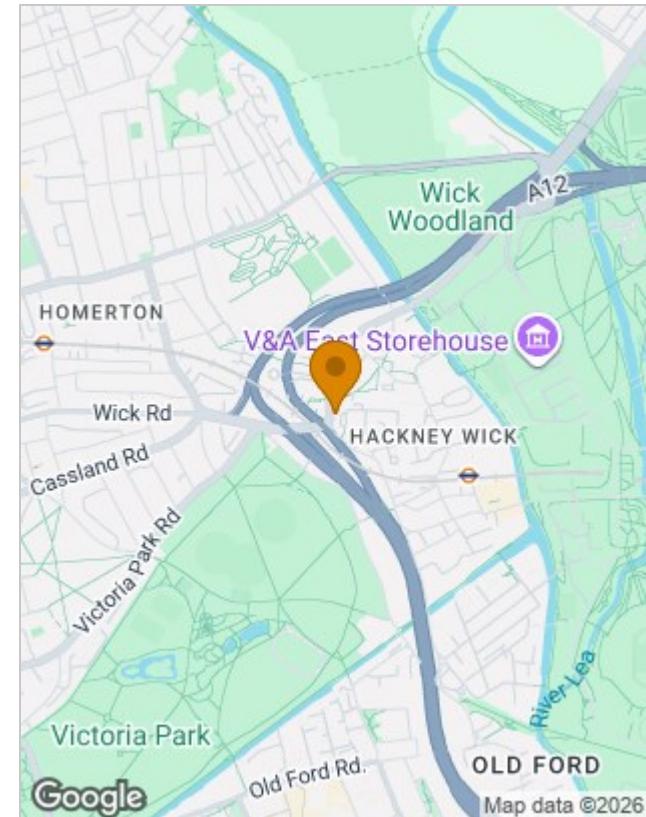
First Floor

### Eastway

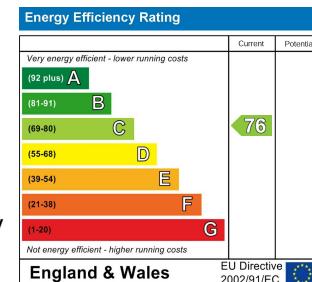
Approximate Gross Internal Area 59.25 sq m / 637.76 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

## Location Map



## Energy Performance Graph



## 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.