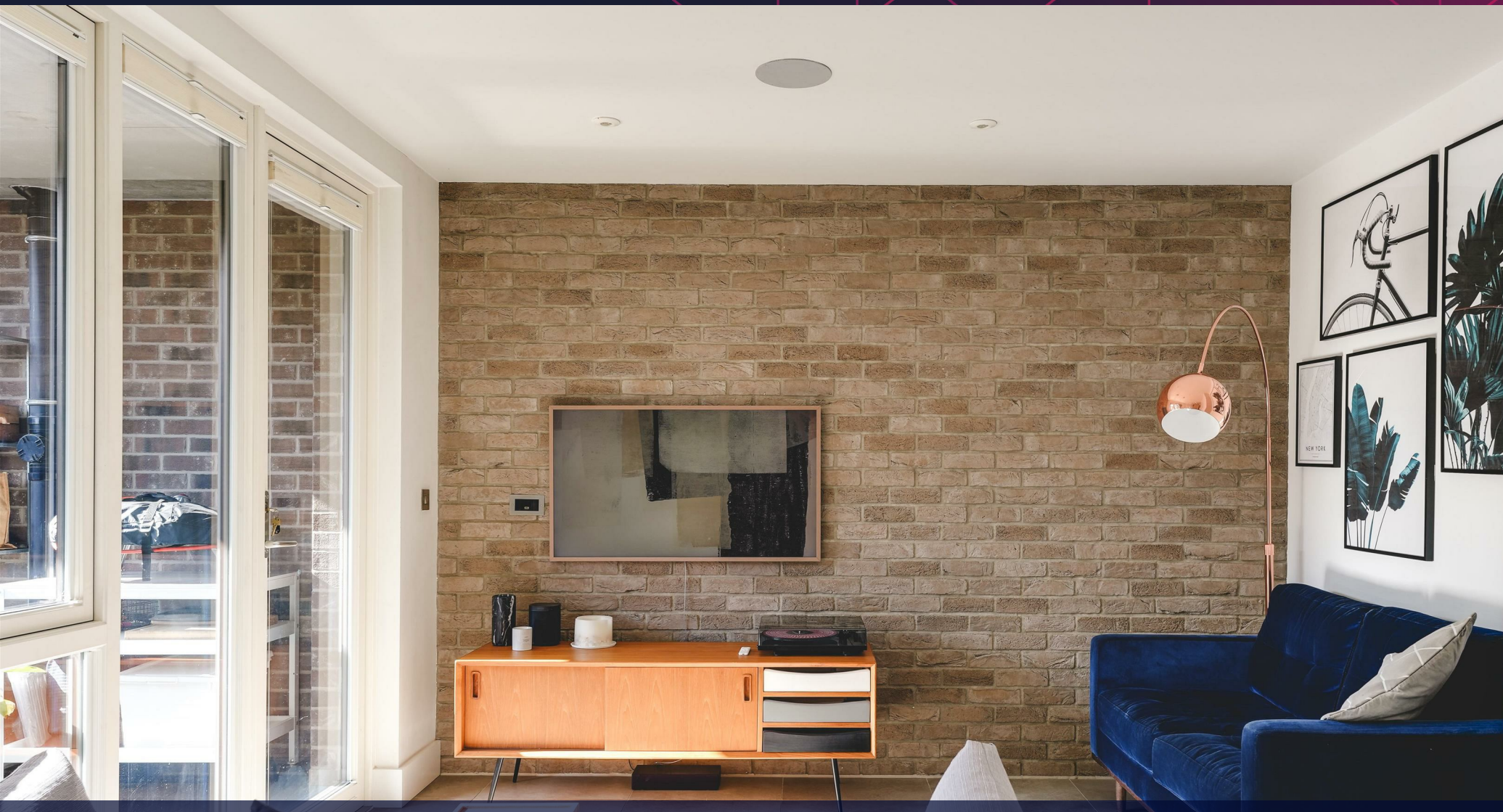




Flat 202, 59 Wadeson Street, London, E2 9DP

Offers in excess of £450,000



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B



Flat 202, 59 Wadeson Street

London, E2 9DP

- No onward chain
- Close to Victoria Park, Broadway Market & London Fields
- Walking distance to Cambridge Heath Overground & Bethnal Green Central Line
- Hyperoptic internet available
- Private south facing balcony
- Long lease
- EPC rating B

The Home-

Situated in this fantastically located, well-maintained development, this beautifully presented one-bedroom apartment offers bright and contemporary living in the heart of East London and in close proximity to Hackney 'hot spots'. Finished to a high standard throughout, the property provides stylish, low-maintenance living with an excellent outlook directly onto the creative corridor of Wadeson Street. The famous Victoria Park is moments away, plus Broadway Market/London Fields are also a short walk to the east. Excellent transport links with Bethnal Green tube on the central line and Cambridge Heath overground both close by.



Offers in excess of £450,000



The Indoors

The generous open-plan kitchen/reception room forms the heart of the home, featuring underfloor heating, a striking exposed brick feature wall, full-height sliding doors that flood the space with natural light, and a modern kitchen with clean lines and integrated Bosch appliances and separate utility cupboard. The living area is spacious and versatile, comfortably accommodating generous seating.

The well-proportioned double bedroom offers a calm retreat with a bold dark feature wall, abundant built-in storage and a large window with electric blinds. The apartment is completed by a stylish modern bathroom, plus a useful utility/storage cupboard.

The Outdoors

A private balcony is accessed from the open-plan living space creating a seamless indoor-outdoor flow. The balcony provides a lovely spot to enjoy the vibrant outlook over Wadeson Street's artistic warehouse façades and the bustling creative energy below. There is also secure communal bike storage.

Loving the Location

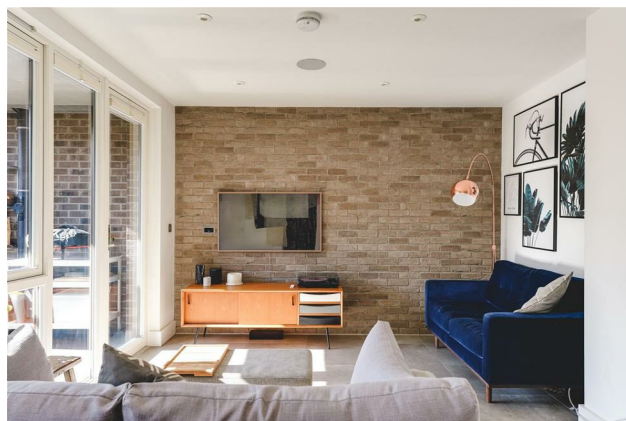
Wadeson Street is exceptionally well positioned for transport and green space. Cambridge Heath Overground station is



approximately 0.3 miles away, London Fields station is 0.5 miles, and Bethnal Green Underground (Central Line) is 0.7 miles. Victoria Park one of London's finest green spaces is just 0.6 miles away.

The apartment is well situated for the best of Bethnal Green and the neighbouring locales, including London Fields, Wilton Way, Columbia Road, Mare Street and Broadway Market. Hackney Road is home to an increasing number of popular restaurants and bars, including Morito, Sager + Wilde and The Marksman. O-Zone Coffee roasters have recently opened an all-day café in the Antipodean vein very close by, specialising in excellent coffee, pastries and an ever-changing brunch menu. The excellent Common Ground coffee is also a stroll away.

The green spaces of Victoria Park and London Fields are all a short walk from the apartment. Broadway and Columbia Road Markets, with their wide array of independent shops and cafés, are close by. Particularly popular are Climpson's Coffee, Donlon Books, Pavilion Bakery, Brawn, The Royal Oak and Campana & Jones. Liverpool Street is an easy walk away, as are Brick Lane and Spitalfields Market, Redchurch Street and Shoreditch House.





Floor Plans



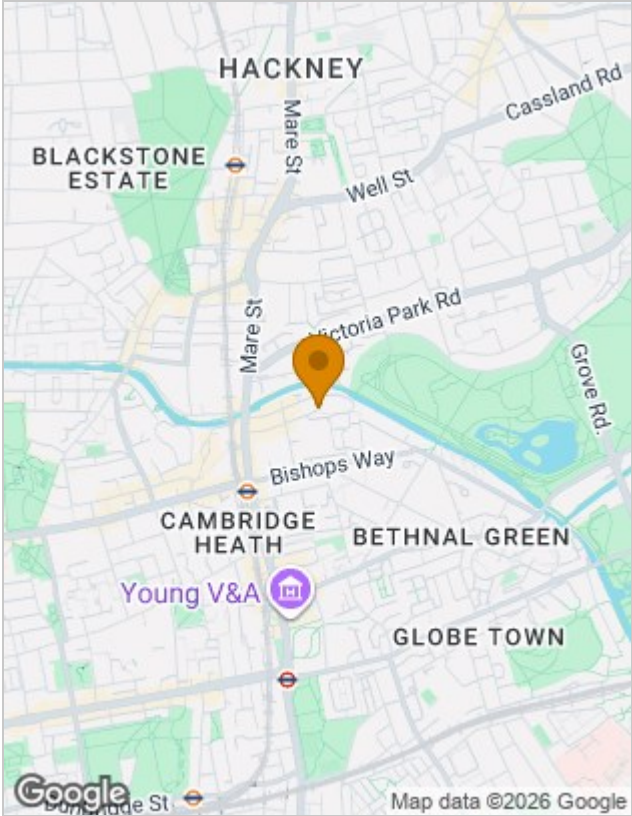
Viewing

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.

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Location Map



Energy Performance Graph

