



LOVE LIVING
HACKNEY



Flat 31, Waterfront House Harry Zeital Way, London, E5 9RQ
Offers over £300,000



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- Open living and kitchen area
- Great opportunity for a first time buyer
- Good renovation project
- Third-floor one-bedroom flat
- Chain Free
- Close to Chatsworth road and Millfields Park

The Home-

Set within Waterfront House, this one-bedroom apartment represents an ideal opportunity for first-time buyers. The property is a great blank canvas and is based in one of Hackney's most vibrant and well-loved areas. Near to the canal and green spaces, this home provides modern comfort while staying connected to nature and community. The property successfully combines convenient city living with a peaceful, community feel.



The indoors

This apartment features a light filled, open-plan kitchen and living area, perfect for everyday living and entertaining guests. The generous double bedroom offers a calm retreat, while the bathroom is modern and fully fitted for daily use.

Cleverly designed to make the most of every inch, the layout feels both practical and comfortable. The property would benefit from some cosmetic updates and modernisation, offering a great opportunity to add your own personal touch and increase its value.

Offered chain-free, this is an excellent chance to purchase a well-positioned home in one of East London's most vibrant and desirable neighbourhoods. As you step through the front door, you enter directly into the bright, open-plan kitchen and living area. This spacious, light filled space is perfect for both everyday living and entertaining, with plenty of room for a dining table, sofa, and lounge area. To the right, a wide opening leads into the generous double bedroom. It's a calm, well-proportioned room with good natural light and ample space for a king size bed, bedside tables, and wardrobes. Tucked neatly between the living area and bedroom is the bathroom, It's compact yet well laid out in a contemporary style. The layout flows beautifully, making excellent use of the available space. There are also useful storage cupboards just off the entrance hallway, adding to the practicality of the home.





Loving the Location

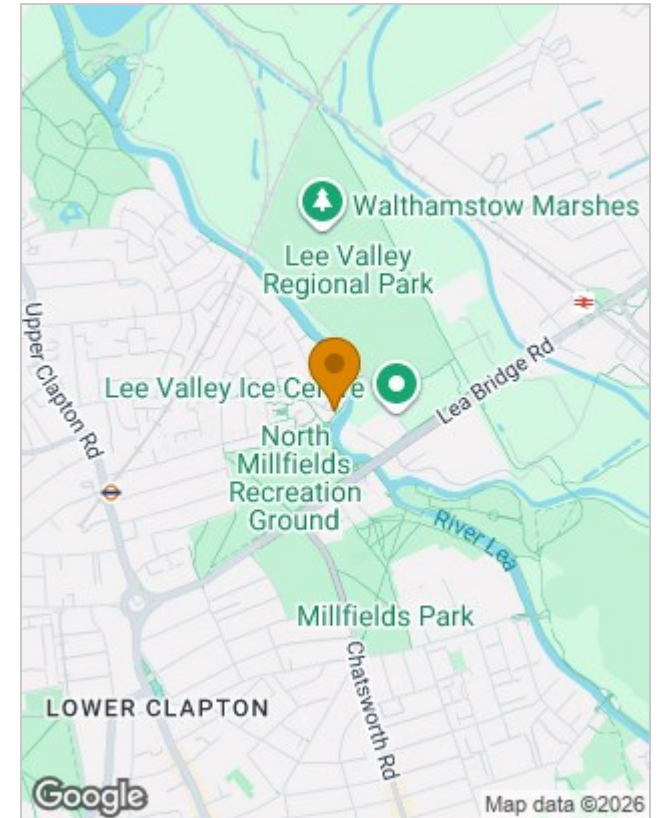
Waterfront House is quietly nestled along the edge of Millfields Park, offering residents direct access to green open space and the calming towpaths of the canal. Just minutes away, Chatsworth Road offers a thriving stretch of independent cafés, restaurants, and shops. From the comforting bowls at Men Ramen Café to the artisanal finds at L'epicerie 56, and the Sunday Street market, there's something for everyone. Nearby gems include Stone Bros for great coffee, local favourites like My Neighbours the Dumplings, Uchi, Lucky & Joy, and the natural wine haven P. Franco. For a cosy evening out, the much-loved Elderfield Pub and the community-funded Castle Cinema are just around the corner, adding even more charm to this already delightful area.



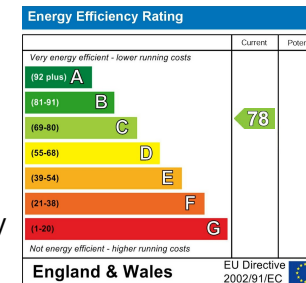
Floor Plans



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.

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