



# LOVE LIVING

HACKNEY



8 Baltic Place, London, N1 5AQ

Offers in excess of £500,000



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# 8 Baltic Place

London, N1 5AQ

- Canal Side living
- Two bedrooms
- Bespoke Birch ply wood bifold doors
- Foresso Kitchen work top
- Newly installed double glazing
- Regents Canal
- Bespoke Oak framed Japanese Shoji
- Premium oak flooring
- Newly installed Boiler
- De Beauvoir location

## The Home-

This charming two bedroom apartment in Baltic Place offers a serene and stylish retreat overlooking the peaceful Regent's Canal, with a delightful Juliette balcony providing tranquil views of colourful narrowboats, gliding wildlife, and tree lined towpaths providing an idyllic urban escape. Featuring bespoke wooden doors and premium wooden flooring, the home is ideal for canal side living in one of the most popular areas of east London.



### The Indoors

The property benefits from two bedroom spaces. The bright and peaceful principal bedroom is filled with natural light, offering a calm and sophisticated retreat. Its generous proportions are enhanced by bespoke oak-framed Japanese shoji sliding doors featuring delicate white washi paper panels, which softly diffuse light and create a serene, authentic Japanese-inspired ambiance. These elegant doors open to an adjoining flexible space, ideal for a home office, dressing area, or second bedroom, fostering an airy, open feel with excellent flow and distinctive character. This bright and beautifully proportioned open-plan kitchen/living space combines minimalist elegance with warm, characterful touches, creating a versatile and inviting hub for modern living. The sleek pale grey handleless kitchen features integrated appliances, including an oven and hob, complemented by under cabinet lighting and open shelving for a clean, contemporary feel. The premium Foresso kitchen worktop, a sustainable, handmade timber terrazzo adds a unique, eco-conscious texture and warmth while being highly durable and environmentally responsible. Recessed handles on the bespoke birch ply bifold doors feature the same striking Foresso material, paired with a smooth bespoke track system and solid oak frame for seamless functionality and refined detail.

Light floods in through large floor-to-ceiling windows and French doors, newly installed double-glazed wood windows that enhance energy efficiency, offering serene views over London rooftops and bathing the space in natural light throughout the day. The premium oak flooring flows seamlessly throughout, complemented by excellent insulation and soundproofing for a quiet, comfortable home. A newly installed, highly efficient electric hot water system significantly reduces energy costs, underscoring the property's thoughtful sustainability.

The contemporary bathroom exudes serene luxury and spa-like tranquillity, finished in a newly renovated terrazzo tile scheme that wraps the walls and floor in soft, timeless tones with subtle veining for elegant sophistication. A sleek walk-in shower features a seamless glass screen and overhead rain shower, creating an open, invigorating space. The minimalist white vessel sink sits atop a beautifully crafted solid oak vanity unit with two drawers, adding organic warmth and practical storage.

### The Outdoors





The property benefits from a charming Juliette balcony with serene views over Regent's Canal, a peaceful waterway lined with colourful narrowboats, lush greenery, and tree-shaded towpaths. From here, enjoy the gentle pace of London life: passing boats, gliding swans, shimmering water reflections, and the calming sounds of the canal. It offers a tranquil urban escape, blending historic charm with easy access to vibrant spots like Little Venice, Camden, or King's Cross.

#### Loving the Location

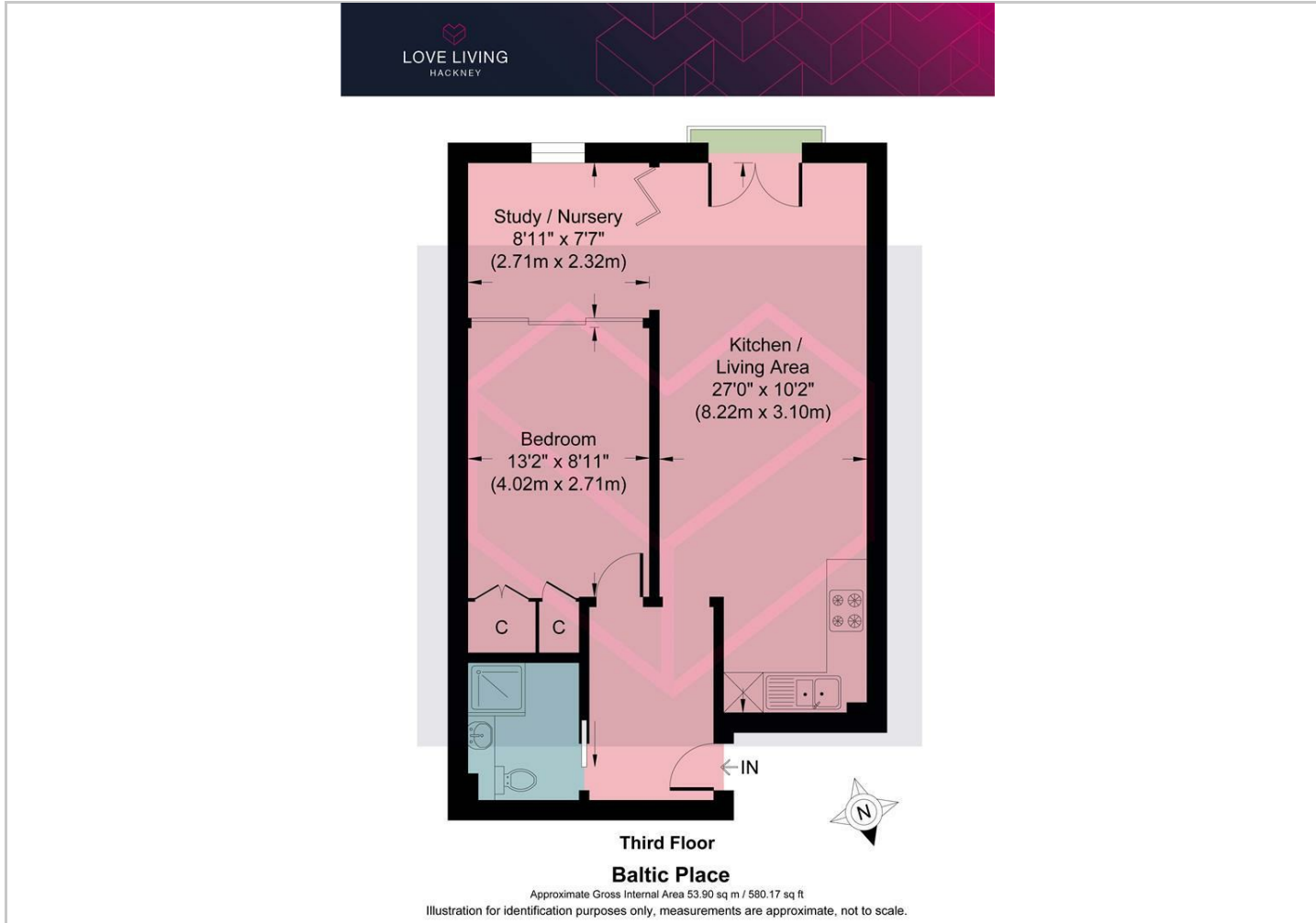
Baltic Place offers exceptional connectivity, culinary delights, and recreational spaces in the heart of De Beauvoir Town. The building is excellently located directly on the Regent's Canal footpath, perfect for leisurely strolls along the serene waterside views. Just a short walk away are Hoxton and Haggerston Overground Stations (with Haggerston only 3 minutes away), providing seamless transport links across the city, including quick connections to Canary Wharf via Canada Water, the City, and beyond. Regular buses run from nearby Kingsland Road, while Kings Cross St Pancras is about two miles to the west for mainline, underground, and Eurostar services. The apartment is also conveniently positioned for access to the shops, bars, and restaurants of Islington, Shoreditch, Hoxton, Clerkenwell, and Dalston. A standout local favourite is Towpath (often known as Towpath Cafe), a charming canalside spot just a short walk along the towpath, renowned for its seasonal, simple yet delicious food and relaxed vibe, ideal as a cover photo showcasing the area's unique charm. For baking enthusiasts, The Big London Bake East hosts engaging bake-offs and lively parties, while E5 Bakehouse on the edge of London Fields offers exceptional freshly baked artisan bread and grains. Nearby Pophams Bakery is another highlight for gourmet baked goods.

Top cafes include Batch Baby, a beloved speciality coffee spot in De Beauvoir, and The De Beauvoir Deli (along with The De Beauvoir Wholefoods), a short walk away for locally sourced produce, seasonal fruit and vegetables, handmade cakes, and everyday deli staples, firm favourites with locals. Gourmet lovers will appreciate the proximity to Planque, a French restaurant with a 4.5-star rating, and the chic MAP Maison cocktail bar with expertly crafted drinks. The area boasts excellent pubs like The Scolt Head and De Beauvoir Arms, plus the vibrant Broadway Market (with its famous Saturday food market and reputation for top places to eat and drink) and Columbia Road Flower Market, all within easy walking distance. Nature lovers and families can enjoy green spaces like nearby Stonebridge for relaxation with friends and family, or the peaceful canal paths. Families will value Hackney New School in the vicinity for convenient education options. The area is well-served by supermarkets including Tesco, Co-Operative Food, and Sainsbury's to cater to all daily shopping needs. This vibrant, well connected De Beauvoir location truly combines the best of canalside living with fantastic local amenities and easy access to London's hotspots.

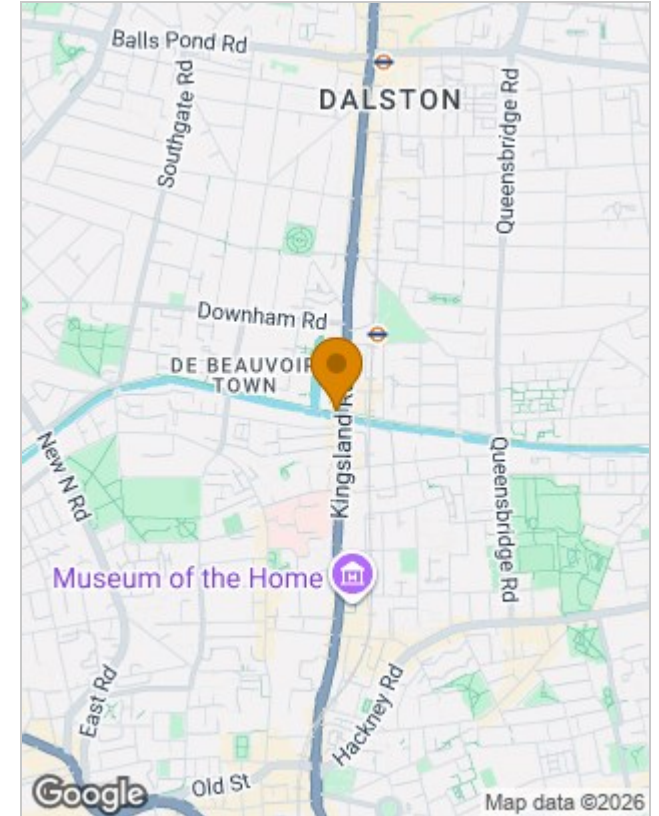




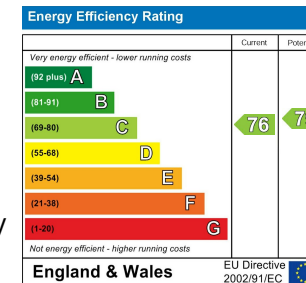
## Floor Plans



## 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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