



LOVE LIVING  
HACKNEY



Flat 16, 7, Hamella House Sadler Place, London, E9 5QQ  
£187,500





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# Flat 16, 7, Hamella House Sadler Place

London, E9 5QQ

- Private balcony
- Private Resident Parking
- 50% Shared Ownership
- Open-Plan Kitchen & Living Area
- Excellent Transport & Community Links
- Top floor

## 50% SHARED OWNERSHIP -

Proudly positioned on the sought-after Kenworthy Road, this beautifully designed one-bedroom home offers convenience with comfort. Bathed in natural light and finished with contemporary features, the home offers a thoughtfully laid-out floorplan with seamless indoor-outdoor living. A standout feature is the terrace offering panoramic views and direct access from the main living spaces. Located just moments from local shops, schools, and transport links, and within walking distance to Chatsworth Road, Hackney Wick, and the Olympic Park, this home is ideal for professionals, young families, and anyone seeking a calm urban retreat with outstanding connectivity.



### The Indoors

From a efficiently designed hallway that creates an easy, intuitive flow throughout the home. This interconnected space enhances daily living, making every area of the property effortlessly accessible. To the left of the entrance, the main bathroom offers style and practicality. Finished with rich brown tiles and sleek modern fixtures, the space includes a full bathtub, heated towel rail, and extra storage to keep the area tidy and functional. Moving through the home, you'll discover the main bedroom, which comfortably fits a double bed and wardrobes. It also offers direct access to the balcony, creating a bright and organized atmosphere that's both restful and inspiring.

The open-plan living, dining, and kitchen area exudes warmth and modern elegance, with natural wood flooring and large glass doors that flood the area with light. The kitchen is fully equipped with integrated appliances including a built-in oven and fridge-freezer, and is finished with contemporary cabinetry that adds both style and function. Both the living room and kitchen flow effortlessly out to the balcony, making entertaining or relaxing outdoors a seamless experience. This home truly embraces the connection between indoor and outdoor living.

### The Outdoors

The balcony offers generous outdoor space with access from the kitchen, living room and main bedroom, this area provides unbeatable flexibility for entertaining or simply enjoying the view. Private resident parking within the development adds to the practicality and peace of mind that this home offers.

### Loving The Location

Chatsworth Road runs north from Homerton towards the green fields of



Clapton and the Marshes. It offers a selection of independent shops, cafes and restaurants such as Shanes and Fika, and specialist food suppliers L'épicerie.

Hackney Wick is nearby and lies between Victoria Park and the River Lee. Once a bustling industrial area, it now draws an eclectic and creative crowd. Since the 2012 Olympics, it has seen a significant influx of cultural investment, with new developments and facilities in easy reach of this house. There are numerous restaurants and bars, including the Michelin-starred Cornerstone, as well as Silo and Crate Brewery.

The Here East campus, The Breakfast Club, Randy's Wings, Mother and Gotto is a short walk away and operates as a co-working hub and cultural centre, while award-winning theatre and music venue The Yard is also close by.

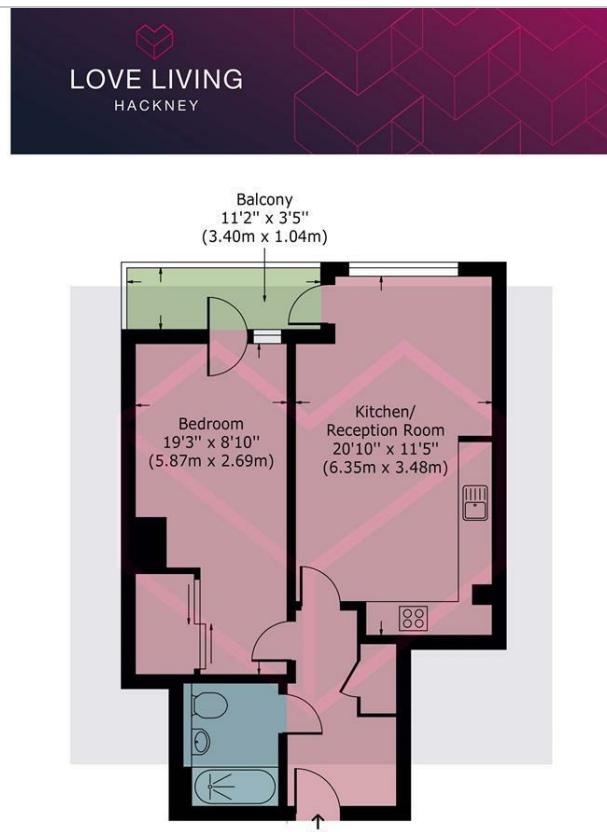
The amenities of the Olympic Park are close at hand, where the East Bank, a new world-class cultural quarter, is now under construction, with new facilities for the V&A Museum, Sadler's Wells Theatre, the BBC and the London College of Fashion, as well as a new campus for UCL.

Homerton station, is minutes away and runs direct services to Stratford and Highbury & Islington on the London Overground.





## Floor Plans



### Hamella House

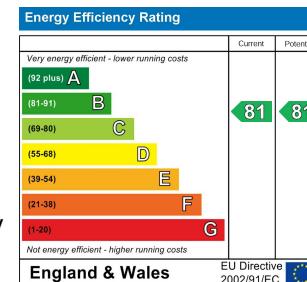
Approximate Gross Internal Area = 52.02 sq m / 560 sq ft

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.