

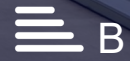


LOVE LIVING
HACKNEY



14 7 Mackintosh Lane, London, E9 6AB

Offers in excess of £425,000





14 7 Mackintosh Lane

London, E9 6AB

- Two-bedroom, with over 715 sq ft of living space
- Chain free and ready to move into
- Bright open-plan living area
- Double sized bedrooms
- Prime Location
- Communal garden
- Excellent Location

The Home -

This two-bedroom, second-floor apartment on Mackintosh Lane offers over 715 square feet of bright, well-laid-out space and comes chain free. It's in a lively part of Hackney, just a minute's walk from Homerton Overground, giving quick access across London. Chatsworth Road is nearby, packed with independent cafés, shops and restaurants, and green spots to unwind Victoria Park, the River Lea, Daubeney Fields, and Mabley Green are all close, with the Olympic Park also within walking distance. Since 2012, the area has seen new energy and investment, making it an increasingly popular place to live.



The Indoors

From the communal hallway, a storage cupboard neatly fits the washing machine, keeping the main space open and uncluttered. The living area is generous and full of light thanks to the floor-to-ceiling sliding doors that lead to the balcony. The kitchen has plenty of storage and surface space, with an electric oven and hob, dishwasher, and LG fridge/freezer added in 2020. There's room for a dining table and sofa setup without feeling tight, making it an easy space to relax or host.

Both bedrooms are solid doubles with double-glazed windows. The main bedroom includes built-in wardrobes and a shelving nook for extra storage. The bathroom, refurbished in 2020, is tiled throughout and fitted with a bath and overhead shower, WC, and hand basin with a mirrored cabinet above.

The Outdoors

The decked balcony is a calm spot to start or end the day, with enough space for a small table and chairs. Downstairs, the communal garden is well kept and includes secure bike storage, handy for along the Lea or into nearby parks.





Loving The Location

There are many fantastic restaurants locally, such as Lardo and Raw Duck on Richmond Road close to London Fields. Casa Fofa, and The Grand Howl on Well Street serves fantastic coffee.

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 Jim's Cafe, and specialist food suppliers L'epicerie.

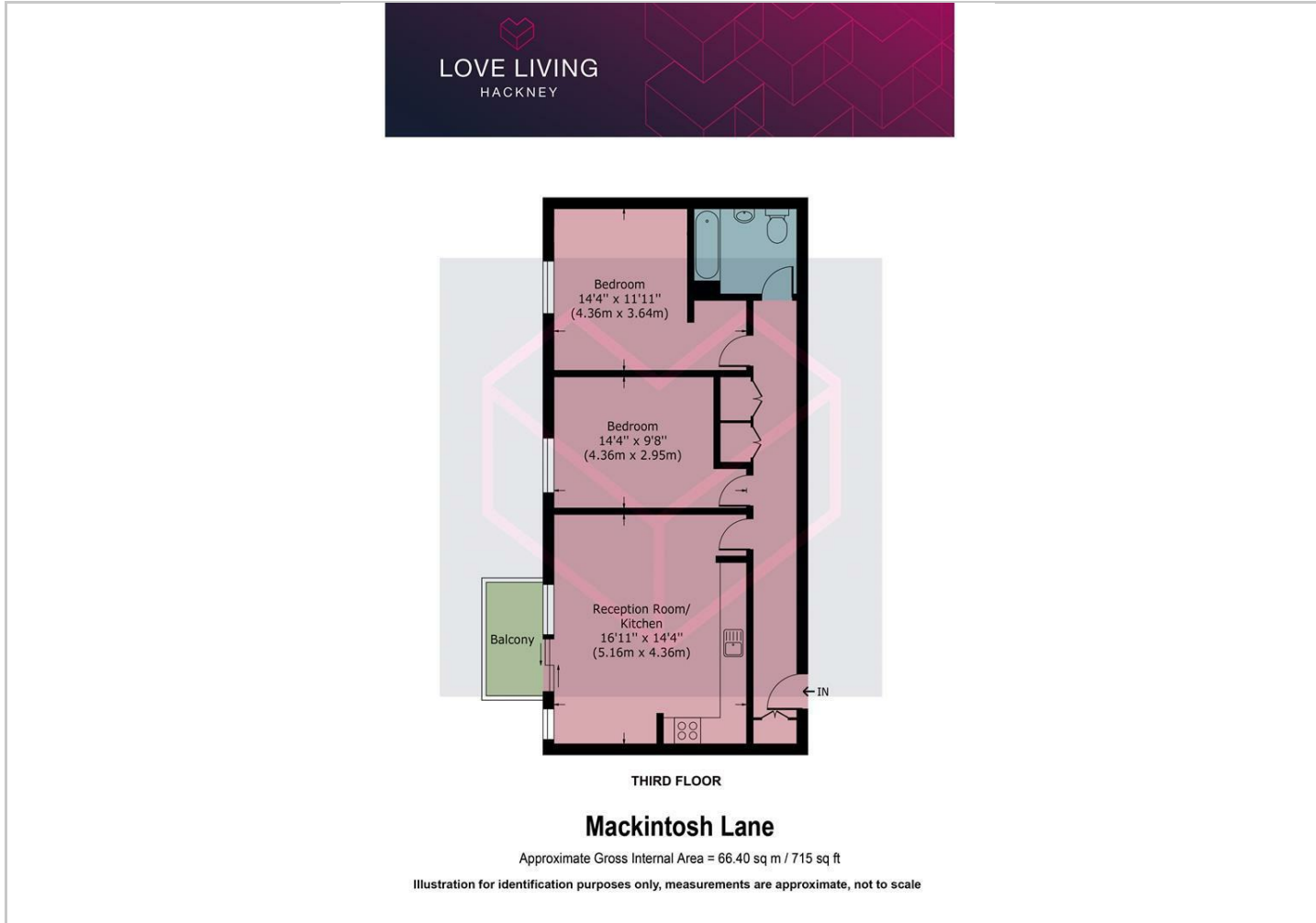
Nearby Victoria Park Village has some fantastic food shops including The Ginger Pig butcher, and fishmonger Jonathan Norris. The weekly markets take place at Victoria Park and Well Street, and Broadway Market has a reputation for some excellent places to eat and drink, and hosts a food market on Saturdays.

Homerton station, a one-minute walk away, runs direct services to Stratford and Highbury & Islington on the London Overground, whilst London Fields also offers direct trains to Liverpool Street. Bethnal Green Underground station, easily accessible by bus, has excellent links to central London via the Central Line.





Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.