



LOVE LIVING  
HACKNEY



12B Downs Park Road, London, E8 2HD

Offers in excess of £675,000





# 12B Downs Park Road

## London, E8 2HD

- Beautiful top-floor two-bedroom apartment with private entrance
- Newly extended main bedroom
- Modern kitchen with Neff appliances
- Recently repointed brickwork, new roof, and chimney repairs
- Excellent Overground links to Liverpool Street, Stratford, and Highbury & Islington
- Private decked terrace
- Engineered oak flooring
- Walk-in shower, separate bath, and skylight
- Located near Hackney Downs Park

### The Home-

Located on the top floor of a period conversion, this beautifully updated two-bedroom apartment offers a bright, airy layout. Spanning multiple levels with a private entrance, the home is enhanced by a decked balcony, dual aspect living spaces, and elegant finishes throughout including engineered dark oak flooring, bespoke built-in storage, and a recently repointed façade with freshly painted brickwork. A new roof, repointed chimney, and thoughtful internal updates ensure modern comfort while retaining charm. With two spacious bedrooms, a contemporary bathroom featuring a walk-in shower and separate bath, ample fitted storage, and light-filled open-plan living spaces, this home is perfectly designed for both entertaining and everyday ease. The kitchen includes integrated appliances such as a microwave, dishwasher, and fridge-freezer, with plenty of workspace and room for a dining table. Perfectly situated opposite Hackney Downs Park, with its tennis courts and open green spaces, and just moments from the vibrant café culture of Chatsworth Road, this is a home that combines tranquillity, convenience, and community in equal measure. Excellent transport links from Hackney Central, Hackney Downs, and Clapton Station put Liverpool Street, Stratford, and Highbury & Islington within easy reach.



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### The Indoors

Entering through your own private entrance, you ascend to the first level, where a charming, decked balcony provides a peaceful outdoor lounge space.

The second bedroom is well-sized, comfortably fitting a double bed and desk setup, with large sash windows ensuring a bright, airy feel. Adjacent, the open-plan kitchen and living area is cleverly zoned by an architectural archway, creating distinct living and dining areas while maintaining an open, spacious layout.

The kitchen is well-equipped with ample storage, integrated appliances, and space for a family dining table. Light pours in through dual-aspect sash windows, making this a welcoming, sociable hub.

A newly painted staircase leads to the upper floor, where you'll find a bright landing illuminated by skylights.

The main bedroom has been expertly extended to accommodate a king-sized bed and features bespoke built-in wardrobes and multiple windows offering light and lovely views. The adjacent main bathroom includes a walk-in shower, separate bathtub, heated towel rail, and natural light from skylight windows, thoughtfully designed for both luxury and practicality.

### The Outdoors

The home's standout decked balcony offers a rare slice of outdoor space in a vibrant urban setting. With room for seating and potted greenery, it's perfect for enjoying drinks with friends as the city buzzes below. Accessed via expansive floor-to-ceiling glass doors, the balcony flows effortlessly from the main living area, extending the living space outdoors and filling the home with natural light and fresh air.



## Love Living Hackney

Downs Park Road is perfectly positioned for the best of London Fields, Clapton, Mare Street and Broadway Market. There are many fantastic restaurants locally, notably Hash E8, The Three Compasses pub is a local favourite. My Neighbours the Dumplings and Lucky and Joy are one of many restaurants close by in Clapton. Weekly markets take place at Victoria Park, which is a short walk along the Regent's Canal Path. E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread, and nearby Netil Market is a thriving hub of restaurants, breweries and coffee roasters. Broadway Market itself has a huge array of cafes, pubs, and restaurants to enjoy and on Saturdays it comes alive with the Market that brings wonderful food options and Vinyl, clothing stalls aplenty. London Fields is a short walk away and nestled in the middle is the famous London Fields Lido.

Hackney Downs station is a few minutes walk away with direct service to Liverpool Street. Hackney Central runs direct services to Stratford and Highbury and Islington on the London Overground, whilst London Fields also offers direct trains to Liverpool Street. Dalston Junction station provides routes into Highbury and Islington, Shoreditch High Street and Liverpool Street. Bethnal Green Underground station, easily accessible by bus, has excellent links to central London via the Central Line. There are also numerous buses that run along Mare Street towards central London.





Floor Plans



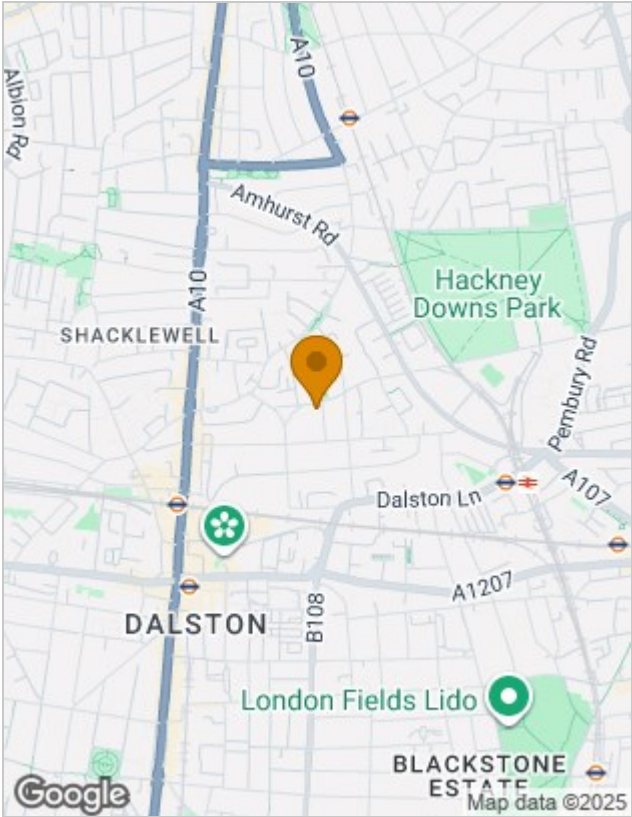
Viewing

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.

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Location Map



Energy Performance Graph

