

LOVE LIVING



351 Hackney Road, London, E2 8PR

Offers in excess of £475,000





351 Hackney Road

London, E2 8PR

- Two-bedroom ground-floor apartment
- Handsome period building
- Original parquet flooring and period detailing
- Separate kitchen
- Approximately 494 sq ft / 45.92 sq m
- Beautiful double-aspect-style reception with two arched sash windows
- Decorative fireplaces and built-in shelving
- Brilliantly positioned between Bethnal Green, Shoreditch and Columbia Road

The Home -

Behind the classical façade of this handsome period building on Hackney Road is a wonderfully characterful two-bedroom apartment, where tall proportions, original detailing and a highly individual approach to decoration come together beautifully.

Extending to approximately 494 sq ft, the apartment is arranged across the ground floor, with the reception room taking centre stage. Original parquet flooring runs through much of the home, while decorative wall panelling, deep cornicing, tall sash windows and shutters provide a rich architectural backdrop. The current owners have layered these period details with vintage furniture, artwork and considered colour, creating interiors that feel collected rather than styled.

The apartment is very well positioned for the green spaces of London Fields and Victoria Park. The Regent's Canal path is close by, for easy access to Broadway Market and Victoria Park in one direction, and to Angel and Islington in the other.



Offers in excess of £475,000



The Indoors

The reception room is the standout space. Two striking arched sash windows draw in an abundance of natural light, framed by original-style shutters and decorative wall panelling. A fireplace sits within beautifully detailed joinery, with built-in shelving and cupboards incorporated around them. Dark parquet flooring brings warmth underfoot, while the room comfortably accommodates distinct sitting and dining areas.

The kitchen sits just beyond and is compact but thoughtfully arranged, with timber worktops, open shelving, white cabinetry and a gas hob. Its simple material palette feels entirely in keeping with the character of the apartment.

There are two bedrooms positioned towards the quieter rear of the plan. The main bedroom takes a more atmospheric approach, with deep charcoal walls creating a dramatic backdrop to a woven cane headboard and antique artwork. A large sash window introduces plenty of natural light, balancing the darker palette beautifully. The second bedroom is smaller and lighter in character, with another tall sash window and the continuation of the parquet flooring.

The bathroom is finished in classic white metro tiles with contrasting dark detailing, mirrored cabinetry and a full-size bath.

Throughout, the apartment has retained the slight irregularities and patina that make period homes interesting. Rather than feeling overly restored, it has a relaxed, lived-in quality that works particularly well against the building's more formal architectural details.

Loving The Location

The immediate area is renowned for its vibrant culinary scene with The



Marksman, Brawn, Morito, Bistrottheque and Campania close by. Dom's Subs make excellent sandwiches and O-Zone is a popular spot for coffee.

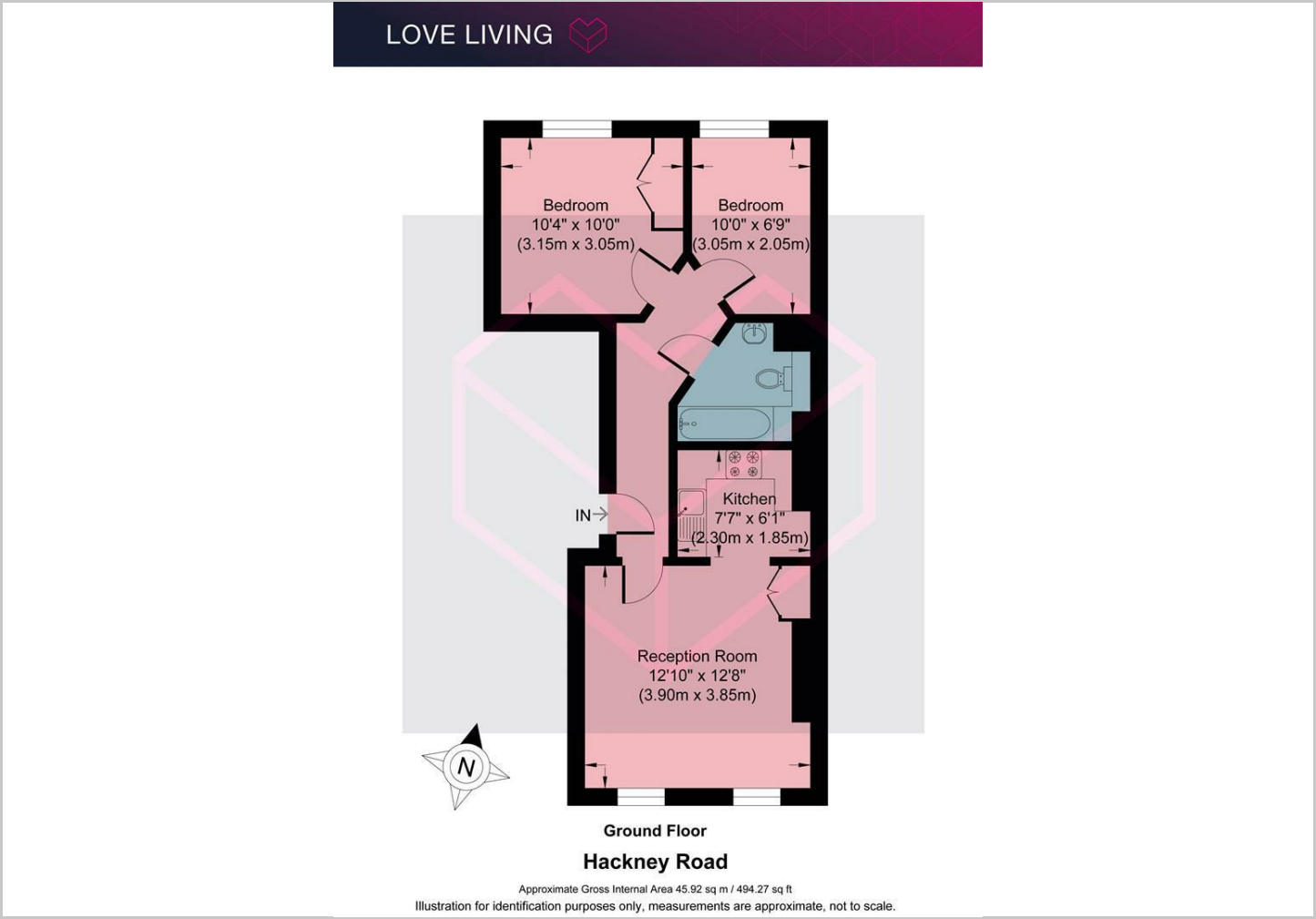
Nearby Columbia Road with its strip of well-preserved independent shops and a remarkable flower market on Sundays. Broadway Market is only slightly further away and has established a stellar reputation for its excellent eateries and weekend market.

Hoxton Station is a 12 minute walk away and takes you into Highbury and Islington or alternatively you can walk around 6 minutes to Cambridge Heath Station where you can reach Liverpool St in two stops.





Floor Plans



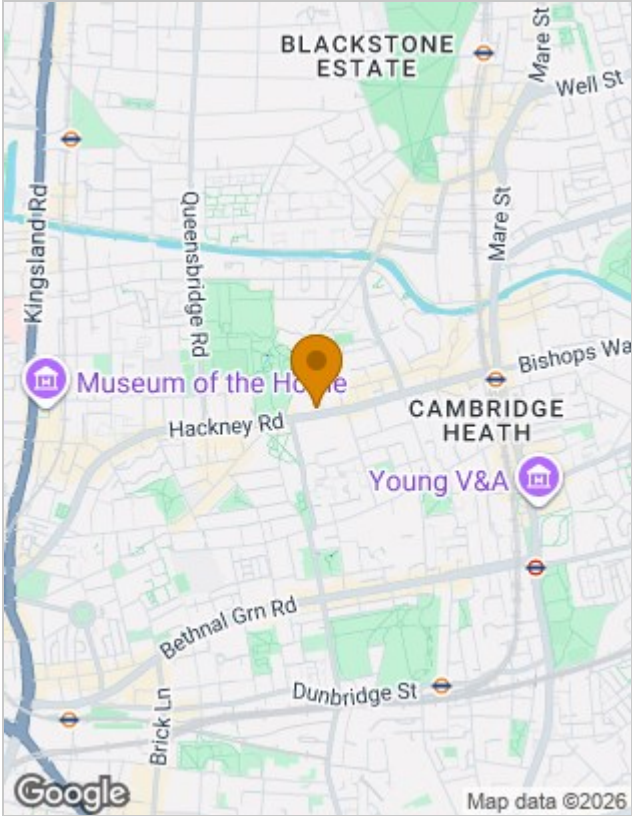
Viewing

Please contact our Love Living 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.

Studio 74, Containerville 1 Emma Street, London, E2 9DT
Tel: 0203 005 2600 Email: hello@loveliving.uk <https://www.loveliving.uk>

Location Map



Energy Performance Graph

