



LOVE LIVING  
HACKNEY



127 Richmond Road, London, E8 3NJ

£585,000





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# 127 Richmond Road

London, E8 3NJ

- Seconds from London Fields
- Wooden floors
- Sought after location
- Split level
- Natural light
- Close to Broadway Market

## The Home -

Positioned on a very quiet road in one of Hackney's most desirable locations, just seconds from open green spaces of London Fields, the lido and the tennis courts. This split level one-bedroom apartment has a living space flooded with natural light. It also has scope to acquire a share of the freehold and to add a roof terrace (subject to planning consents). There are wooden floors, separate access to the property via the lower ground floor and a large bedroom. The bedroom is currently used as a recording studio but the seller is happy to remove the partition wall in the bedroom during the sale. Broadway Market is a short walk away and there are excellent transport links from London Fields overground or Hackney Central.



## The Indoors

As you enter you are greeted with a bright open plan kitchen/reception room, large double glazed windows allow natural light to flow through the space, the kitchen is well stocked with cupboard and worktop space, there is an integrated oven and an induction hob with extractor hood above, plus a built in fridge and microwave/oven. There is also plenty of storage space on top of the cupboards.

Heading downstairs, the bedroom is a very large room with double glazed floor to ceiling doors and a window that open out into the light-well (the light-well has a staircase providing street access). Just before you enter the bathroom there is a handy utility area that houses the boiler and has plumbing for a washing machine/dryer. The tiled bathroom has a stand alone shower, WC, hand basin and a window.

## The Outdoors

There is a decked light well that provides a space for a table and chairs for alfresco dining. Stairs from street level offer dual access to the property.





## Loving the location

Richmond Road is one of Hackney's most desired locations, perfectly positioned for the best of London Fields, Wilton Way, Mare Street and Broadway Market. London Fields' heated lido and tennis courts are a 1 minute walk from the front door.

There are many fantastic restaurants locally, notably Pophams Bakery, Lardo and Violet Cakes on Wilton Way. Weekly markets take place at Victoria Park, with Broadway Market also 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.

Hackney Central runs direct services to Stratford and Highbury & Islington on the London Overground, and London Fields offers direct trains to Liverpool Street. Bethnal Green Underground Station, easily accessible by bus, has excellent links to central London via the Central Line.

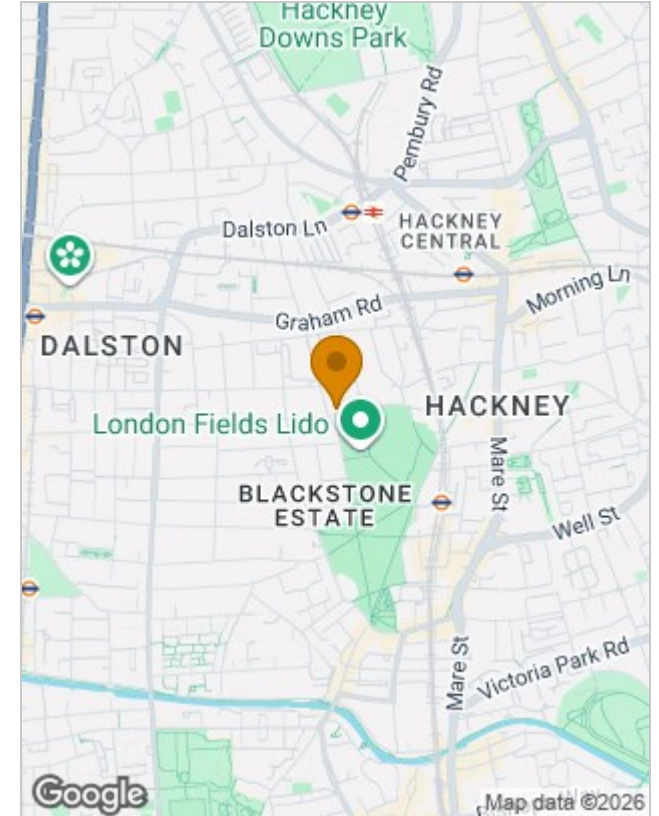




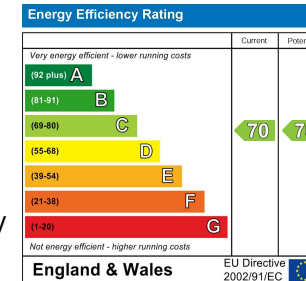
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.