



LOVE LIVING
HACKNEY



Studio 2, 3 Chatsworth Road, London, E5 0LH

£1,350 Per month





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- All bills included
- Available now
- Designated home office space
- Shared main Kitchen
- Kitchenette with fridge and sink only
- Communal kitchen/dining space
- First floor

This newly converted Studio apartment located on the ever popular Chatsworth Road is situated on the first floor and exudes open plan living with much thought given to light and space.

One of East London's desired locations, Chatsworth Road is a historic high street lined with Victorian shopfronts hosting an array of independent boutiques, bars, and restaurants and home to a weekly food market where shoppers can experience culinary delights from around the world.

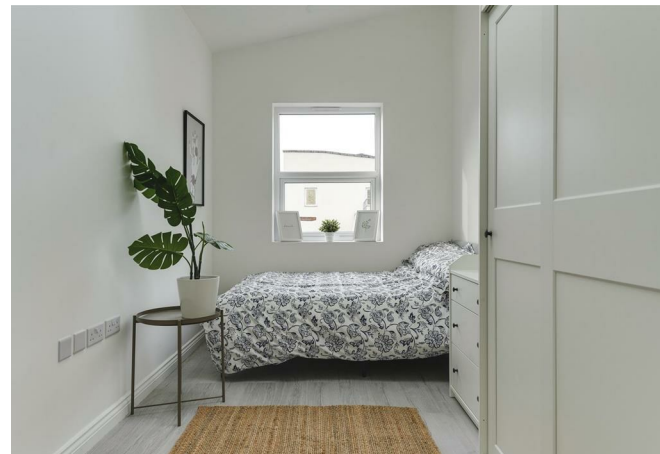


The Indoors

Internally attention to detail has been paramount with sleek lines and modern touches, a fully integrated Kitchenette with fridge space. This well apportioned studio is designed to create a designated work space and private shower room. There is also a communal Kitchen ideal for cooking and entertaining.

Loving The Location

Chatsworth Road is located in one of Lower Clapton's most desired areas, offering many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 56. The high welfare Morgans Butchery, Stone Bros is excellent for coffee, and there is a weekly food market on Sundays. Restaurants such as Uchi, My Neighbours The Dumplings and Lucky & Joy, in addition to the legendary wine bar P. Franco are all nearby in Lower Clapton. The Elderfield is a classic local favourite pub. The Castle Cinema, is independently crowdfunded and screens features, as well as classic and contemporary art-house films. Blok gym is a few





minutes walk away.

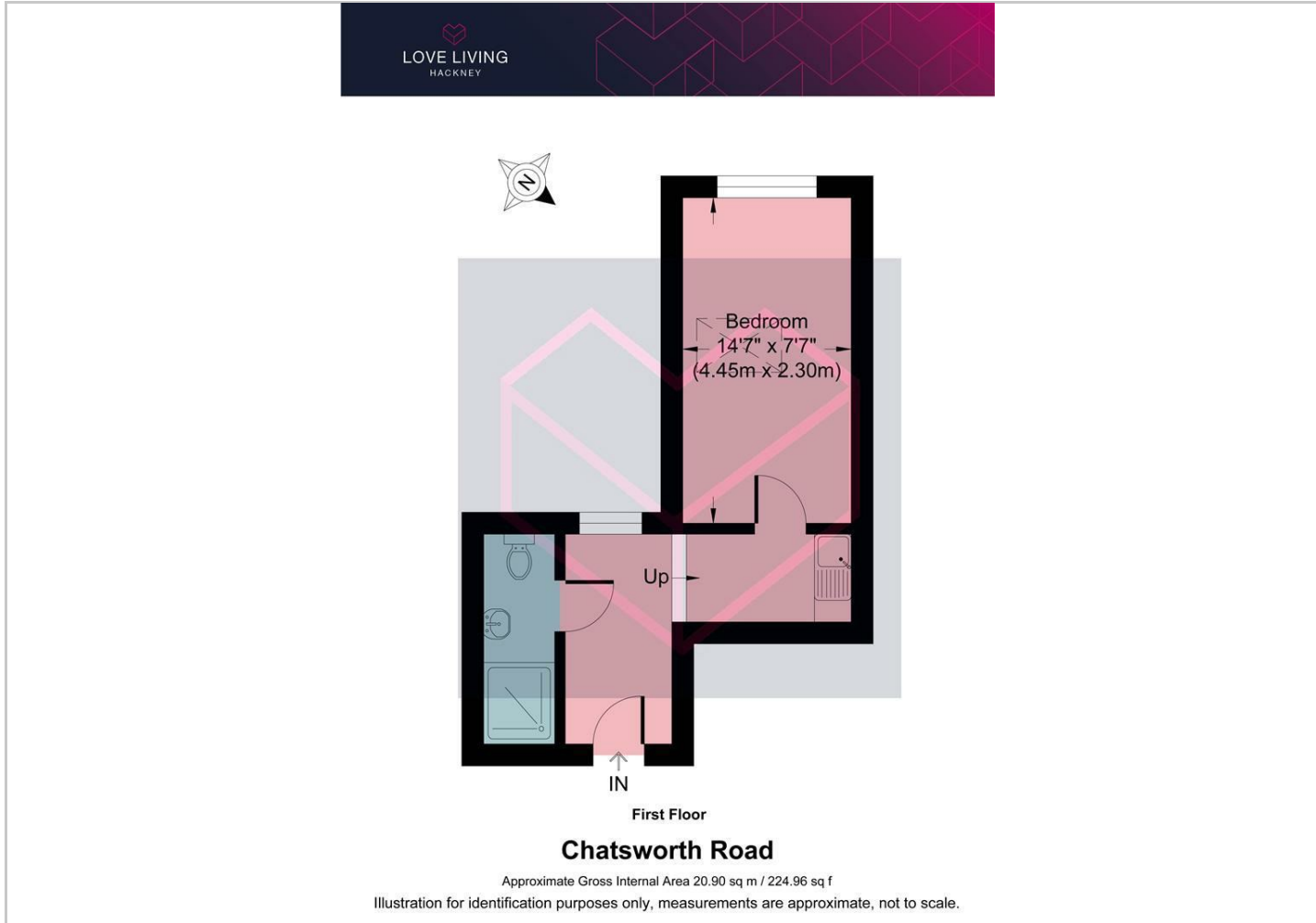
For green open space, just a short walk away is Millfields Park, Hackney Downs Park, Clissold Park, Springfield Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush green belt 10 minutes on foot and is perfect for a dog walk, summer picnics, and even a visit to see the horses that live there year round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping forest with 20-30 minutes.

Hackney Central offers lines to Stratford and, Highbury & Islington. Plus Clapton overground and Hackney Downs, which offer direct lines to Liverpool Street in under ten minutes.





Floor Plans



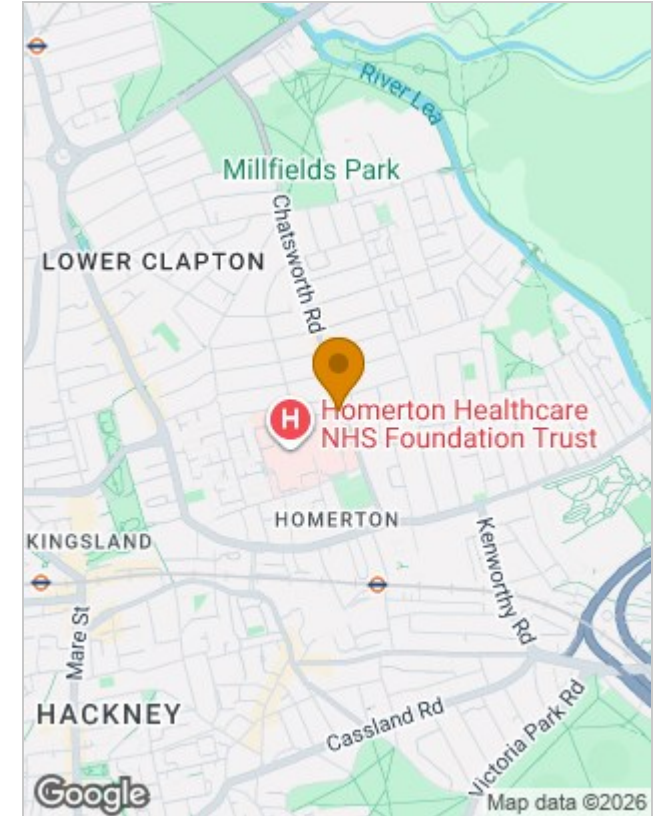
Viewing

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.

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.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	77
(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	