



LOVE LIVING
HACKNEY



Chervil House Ponsford Street, London, E9 6FD

£1,825





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- Top floor
- Private balcony
- Close to Homerton Station, Well Street, Chatsworth Road and Hackney Central
- Double glazed
- Over 616 square foot of living space
- Excellent transport links

The Home -

Positioned on the top floor of this modern development is this spacious one bedroom apartment. Floor to ceiling double glazed windows welcome in the natural light, the modern kitchen and bathroom have been recently refurbished and the large private balcony provides a space for alfresco dining. The well proportioned bedroom has mirror fronted built in wardrobes and there is further storage in the entrance hall. Chervil House is ideally located to enjoy Well Street, Chatsworth Road and Hackney Central. The wide open green space of Victoria Park is a short walk away and Homerton overground is a couple of minutes walk away providing swift access to Central London to the west and Stratford international to the east.



The Indoors

The spacious entry hall has lots of space for coats and shoes and a storage cupboard. The main living room is a light filled space thanks to numerous floor to ceiling double glazed windows, there are wood floors underfoot and the balcony is accessed via double glazed doors. The open plan kitchen/diner has plenty of room for a large dining table and the kitchen is well stocked with work surfaces, cupboard space, washing machine, oven and hob, microwave and fridge freezer. The bedroom is a really good size and more of the wood flooring underfoot, floor to ceiling double glazed windows and mirror fronted built in wardrobes. The bathroom has a large walk in shower, a frosted double glazed window, hand basin with mirror above and a WC.

The Outdoors

The large balcony provides a lovely outdoor space for morning coffee or alfresco dining.

Loving the location

Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes, offers many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 56. The high welfare Morgans Butchery, Fika 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 107 are all nearby in Lower Clapton. The Adam and Eve is a classic local favourite pub. The Castle Cinema, is independently crowdfunded and screens features, as well as classic and contemporary art-house films.

For green open space, just a short walk away is Millfields Park, Victoria 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 moments away 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 Wick is nearby and lies between Victoria Park and the River Lee. Once a bustling industrial area, it now draws an eclectic and creative crowd. Since the 2012 Olympics, it has seen a significant influx of cultural investment, with new developments and facilities in easy reach of this house. There are numerous restaurants and bars, including the Michelin-starred Cornerstone, as well as Silo and Crate Brewery.

The Here East campus, The Breakfast Club, Randy's Wings, Mother and Gotto is a short walk away and operates as a co-working hub and cultural centre, while award-winning theatre and music venue The Yard is also close by.

The amenities of the Olympic Park are close at hand, where the East Bank, a new world-class cultural quarter, is now under construction, with new facilities for the V&A Museum, Sadler's Wells Theatre, the BBC and the London College of Fashion, as well as a new campus for UCL.

Homerton station, is minutes away and runs direct services to Stratford and Highbury & Islington on the London Overground.





Floor Plans



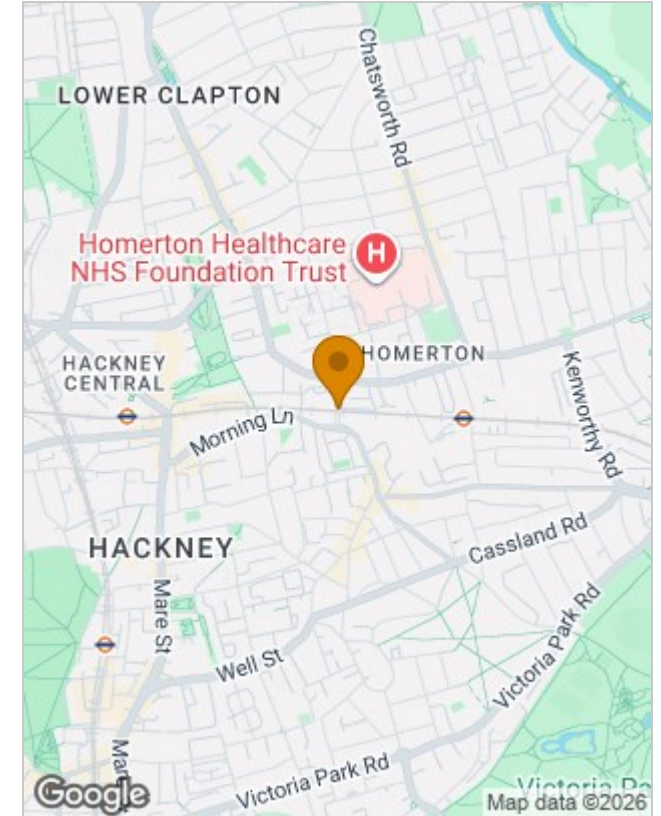
Viewing

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		
(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	