



LOVE LIVING
HACKNEY



The Textile Building Chatham Place, London, E9 6FJ

Offers in excess of £625,000





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- Open-plan living
- Underfloor heating throughout
- Excellent transport links
- Warehouse conversion
- 17ft ceilings and Crittall-style windows.
- Exposed brickwork
- Two bathrooms
- Close to Victoria Park, London Fields, Broadway Market and Well Street

The Home –

This industrial inspired apartment in the Textile Building is an urban oasis that combines contemporary design with the charm of East London's rich history. The spacious open-plan living area, with its 17ft ceilings and oversized Crittall-style windows offering ample light and sweeping views of East London, including an old school building and church spire. The apartment features high-spec Samsung and AEG kitchen appliances, recently upgraded in 2023 for an energy-efficient lifestyle, solid oak flooring throughout the kitchen, living room and corridors. The main bedroom with its exposed brick feature wall, large windows and ensuite, offers a cozy retreat, while the second bedroom is bright and spacious, ideal for a double bed and ample wardrobe storage. The custom-built media storage in the living room is perfect for vinyl enthusiasts, supporting substantial weight, while underfloor heating keeps the apartment warm year-round, enhanced by the convenience of the upcoming Nest heating controls. Situated on a quiet street with minimal traffic, the property is within walking distance of local amenities and excellent transport links. Just moments from Well Street, residents can enjoy nearby eateries like Well St Pizza and Kenton Arms, with Hackney Wick, Victoria Park, and the Olympic Park's upcoming cultural quarter all easily accessible.



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The Indoors

The living area is where 17ft ceilings give the room a sense of grandeur. The room is east-facing, ensuring a beautiful infusion of morning sunlight from the oversized Crittall-style window that brings in the natural light and offers unobstructed views of East London, including a charming old school building and church spire. The living area is both practical and stylish with custom-built storage to accommodate all your media needs. The kitchen complements this open space with its sleek design and brand-new appliances. The layout is perfect for cooking and socializing, allowing you to interact with guests.

The main bedroom is bathed in natural light thanks to the large windows. With room for a double or king-sized bed, this space is ideal for relaxation. The exposed brick wall adds a touch of character to the room. Additionally, the ensuite is a practical and stylish addition, offering modern fixtures and a clean aesthetic. The second bedroom offers ample space for a double bed and plenty of wardrobe storage. Its well-placed windows ensure the room is always bright and airy.

The Outdoors

The street is incredibly quiet due to the surrounding Low Traffic Neighbourhood (LTN) and one-way system. Wide pavements make it easy to move around with a bike or buggy. The building itself offers excellent amenities, including underground bike storage and a concierge service six days a week.



Loving The Location

The Textile building is positioned moments from Well St with a fantastic array of local amenities and notable eateries such as Dalla, the much loved Paulie's Bagels, Well St Pizza and The Kenton Arms and the Chesham Arms are just two of the great pubs close by.

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 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



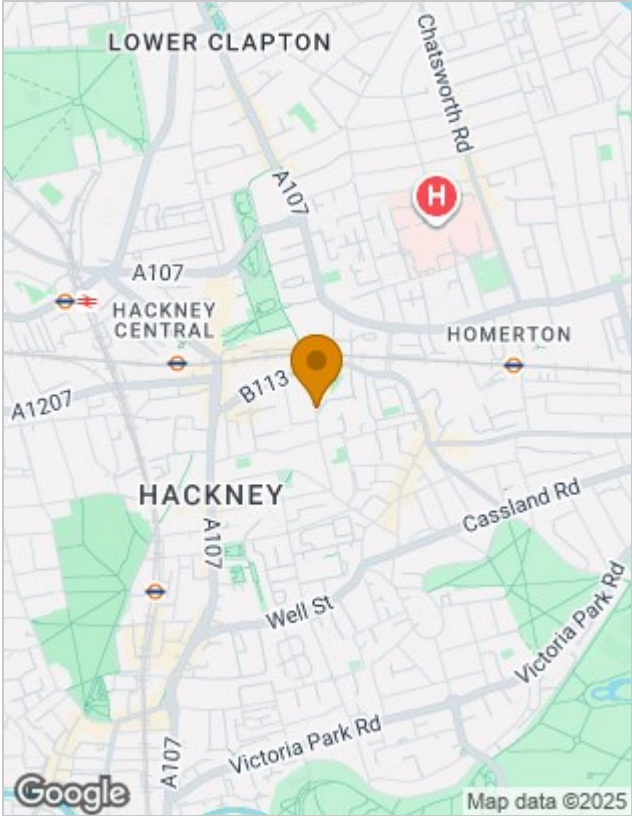
Viewing

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.

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Location Map



Energy Performance Graph

