



# LOVE LIVING

HACKNEY



Flat 7, 2 Cremer Street, London, E2 8HF  
£425,000





£425,000

# Flat 7, 2 Cremer Street

London, E2 8HF

- Terrace and separate balcony
- Living area and bedroom open directly onto outdoor spaces
- Modern kitchen with new appliances
- Fully upgraded with new flooring, kitchen, bathroom fittings and fresh paint
- Stunning panoramic city views
- Bright, open-plan living space with floor-to-ceiling windows
- Open plan living and kitchen area
- Prime Location

## The Home –

This apartment combines modern design, light-filled interiors and an unbeatable Hoxton location. The home offers a large open-plan living space, a spacious terrace with far-reaching city views and thoughtful upgrades throughout. With brand-new flooring, a modern kitchen with premium appliances and a refreshed bathroom, the apartment is move-in ready while offering plenty of comfort and convenience. Perfect for entertaining or simply enjoying the view, the private terrace expands the living area outdoors, creating a seamless connection between inside and out. The home's incredible location places you at the heart of Hoxton, with some of London's best restaurants, galleries, and green spaces just minutes away.



## The Indoor

You're welcomed into the apartment by a hallway that leads directly into the expansive open-plan living and kitchen area, the social heart of the home. From here, sliding doors open onto the terrace, blurring the lines between inside and out. Bright and airy, the living area benefits from floor-to-ceiling windows, creating a light-filled, versatile environment. The space is large enough for a lounge setup, dining area, and even a home working corner. The modern kitchen has been updated with brand-new appliances, including a dishwasher built in washer dryer, fridge freezer, and ample storage for cutlery, cookware, and utensils.

Positioned just off the living area, the bedroom is quiet, comfortable, and opens directly onto the balcony. This private balcony offers a direct connection to fresh air and city views. The main bathroom is clean and efficient, with a bath and overhead shower. Recent updates include a new sink, fresh paintwork, and a sleek, modern finish. Buyers will benefit from significant improvements throughout, including replaced flooring, a new kitchen and appliances, upgraded bathroom sink, and a freshly painted interior.

## The Outdoors

The terrace flows directly from the open-plan living area, the terrace offers panoramic views across the city skyline. It's a fantastic space for entertaining or creating an urban garden. Floor-to-ceiling windows allow natural light to flood into the living space while keeping the terrace always in view. The balcony is accessible directly from the bedroom, the balcony offers a more private retreat. It's ideal for a quiet morning coffee, an evening wind-down, or simply stepping outside to enjoy the fresh air and city views. Together, the terrace and balcony create a rare dual-outdoor living setup in the hub of Hoxton.





## Loving The Location

Hoxton is renowned for its exciting mix of restaurants, bars, and galleries, including Lyle's, Rochelle Canteen, Shoreditch House, and the Blue Mountain School, along with popular dining spots like The Baring and the new wine bar Goodbye Horses. There are numerous great schools, a Tesco, and fantastic dry cleaners nearby.

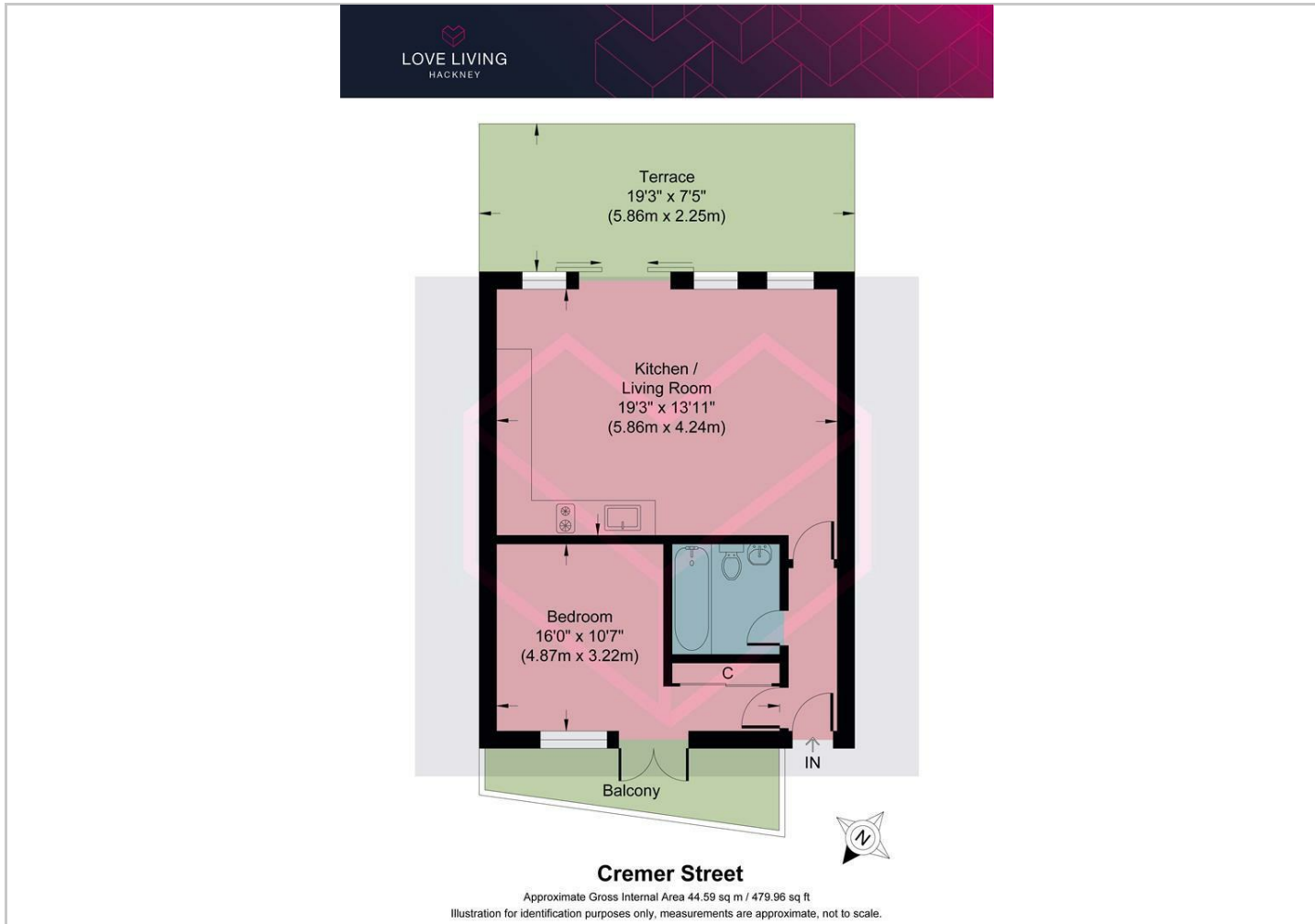
The boutiques and cafes of Redchurch Street and Spitalfields are nearby, with Broadway market and Angel Islington both a short walk along the canal. For green space, moments away is the charming Rosemary Gardens, with its newly renovated tennis courts, perfect for an active lifestyle and just a short stroll will bring you to Shoreditch Park. The apartment is also a short walk from Hoxton Square, an early example of one of London's public gardens. Completed in 1720 and designed to emulate existing squares in west London, it was the first of its type in the area.

There are plenty of transport links within walking distance. Hoxton is the closest and Shoreditch High Street stations run London Overground services. Additionally, Haggerston, Angel and Old Street Underground station is a 15-minute walk away, running Northern Line services across the city. The apartment is well served by various bus routes including; 76, 141 and the 21, ensuring seamless connectivity to the city.

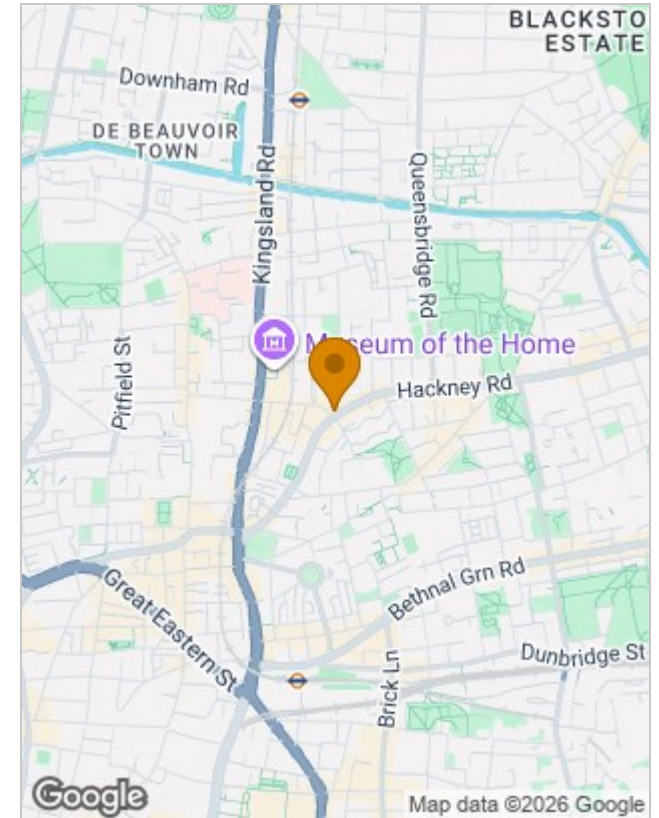




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.

Studio 74, Containerville 1 Emma Street, London, E2 9DT

Tel: 0203 005 2600 Email: [hello@loveliving.uk](mailto:hello@loveliving.uk) <https://www.loveliving.uk>