



LOVE LIVING
HACKNEY



Flat 202, 59 Wadeson Street, London, E2 9DP

£500,000



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£500,000

Flat 202, 59 Wadeson Street

London, E2 9DP

- Well-proportioned double bedroom offering a calm retreat
- Full-height sliding doors that flood the space with natural light
- Abundant built-in storage
- Private balcony accessed directly from the open-plan living area
- Modern kitchen with clean lines and integrated appliances
- Generous open-plan kitchen/reception room forms the heart of the home
- Stylish modern bathroom with both bath and separate shower

The Home-

Situated in this fantastically located, well-maintained development, this beautifully presented one-bedroom apartment offers bright and contemporary living in the heart of East London. Finished to a high standard throughout, the property provides stylish, low-maintenance living with an excellent outlook directly onto the creative corridor of Wadeson Street. The famous Victoria Park is moments away, plus Broadway Market/London Fields are also a short walk to the east. Excellent transport links with Bethnal Green tube on the central line and Cambridge Heath overground both close by.



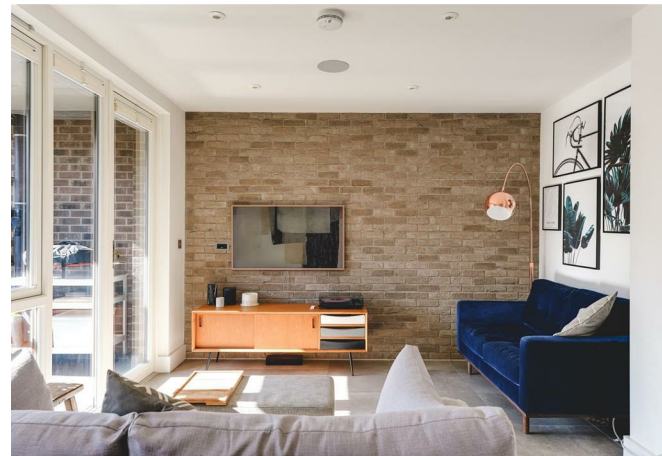
The Indoors

The generous open-plan kitchen/reception room forms the heart of the home, featuring a striking exposed brick feature wall, full-height sliding doors that flood the space with natural light, and a modern kitchen with clean lines and integrated appliances. The living area is spacious and versatile, comfortably accommodating generous seating, a wooden media console and record player.

The well-proportioned double bedroom offers a calm retreat with a bold dark feature wall, abundant built-in storage and a large window. The apartment is completed by a stylish modern bathroom with both bath and separate shower, plus a useful utility/storage cupboard.

The Outdoors

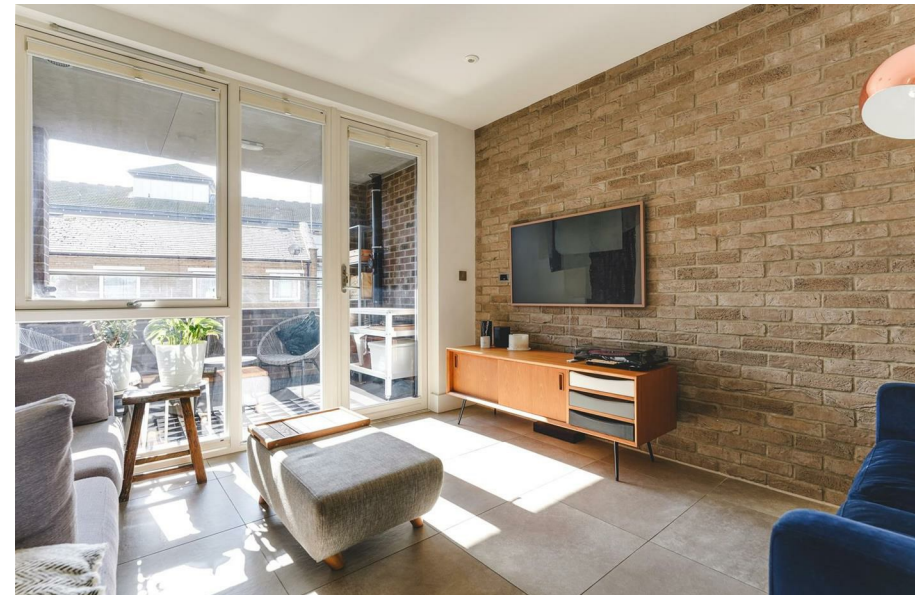
A private balcony is accessed from the open-plan living space creating a seamless indoor-outdoor flow. The balcony provides a lovely spot to enjoy the vibrant outlook over Vyner Street's artistic warehouse façades and the bustling creative energy below





Loving the Location

Wadeson Street is exceptionally well positioned for transport and green space. Cambridge Heath Overground station is approximately 0.3 miles away, London Fields station is 0.5 miles, and Bethnal Green Underground (Central Line) is 0.7 miles. Victoria Park one of London's finest green spaces is just 0.6 miles away. The area thrives with creative energy, with independent studios, galleries and workshops along Vyner Street (including Bert & May and East London Cloth). The canal is moments away, alongside excellent local spots such as Bistrottheque on the doorstep. Bethnal Green, Hackney and Shoreditch's renowned bars, restaurants and markets are all easily accessible.





Floor Plans



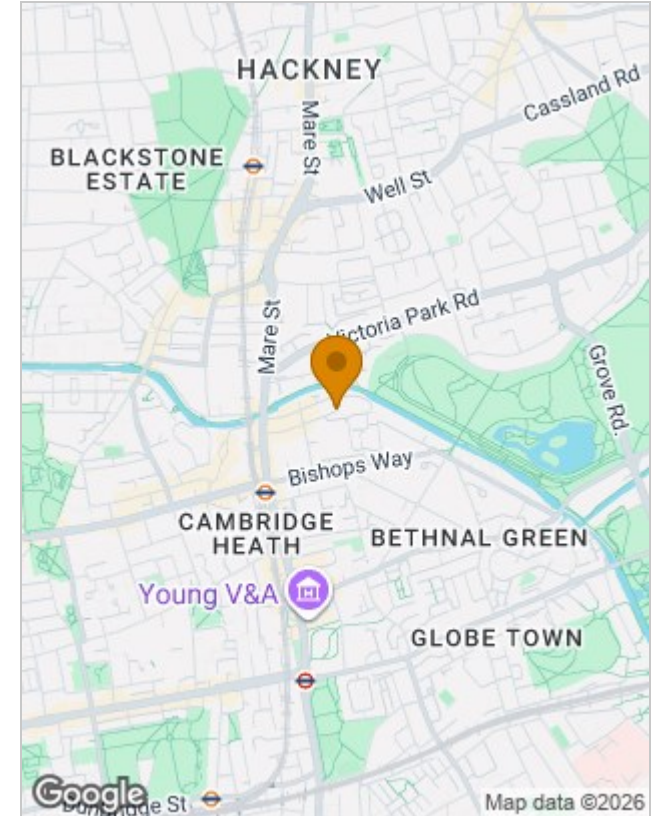
Viewing

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.

Studio 74, Containerville 1 Emma Street, London, E2 9DT
Tel: 0203 005 2600 Email: hello@loveliving.uk <https://www.loveliving.uk>

Location Map



Energy Performance Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 87 | |
| (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 | |