



LOVE LIVING
HACKNEY



20 Monro Way, London, E5 8NZ

£450,000





20 Monro Way

London, E5 8NZ

- Two double bedrooms
- Kitchen with dining space and ample storage
- 167 years left on the lease
- Excellent transport links to Stratford, Highbury & Islington, and Liverpool Street
- Light-filled environment
- Private allocated parking
- Direct views Hackney Downs Park
- Double glazing

The Home -

Located in one of East London's most loved areas, this beautiful two-bedroom home offers modern design, practical layout, and unbeatable location. Situated directly opposite Hackney Downs Park, the property has picturesque park views, open-plan living space, a sleek kitchen, and two generously sized bedrooms making it an ideal choice for professionals or families alike. Excellent transport links, vibrant local amenities, and access to some of London's most scenic green spaces further elevate this home's appeal.



£450,000



The Indoors

As you enter, you're welcomed by a well-laid-out floorplan that prioritizes flow and natural light. Immediately to your right is the main bathroom, featuring a clean, contemporary design with a full-size bath and fitted showerhead. Adjacent to the bathroom is the first bedroom, a spacious room that easily accommodates a double bed and wardrobes, with well-placed windows that bring in natural light throughout the day. Next to it sits the second bedroom, equally roomy with space for a double bed, built-in wardrobes, and even an additional work-from-home setup. A bright window makes this space perfect for both rest and productivity.

Across the hallway, the home opens into a bright, airy living area. The space comfortably fits a sofa and TV setup. Floor-to-ceiling glass doors and thoughtfully placed windows allow sunlight to flood the area throughout the day, enhancing the sense of space and serenity. Adjoining this space next door is the kitchen and dining area, designed with practicality and modern aesthetics in mind. It offers ample room for a dining setup and generous storage for utensils and cutlery.

Loving The Location

Monro way is located opposite Hackney Downs Park which has



tennis and Basketball courts. Chatsworth Road, which runs north from Homerton to Millfields 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, 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 moments away in Lower Clapton. The Star 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.

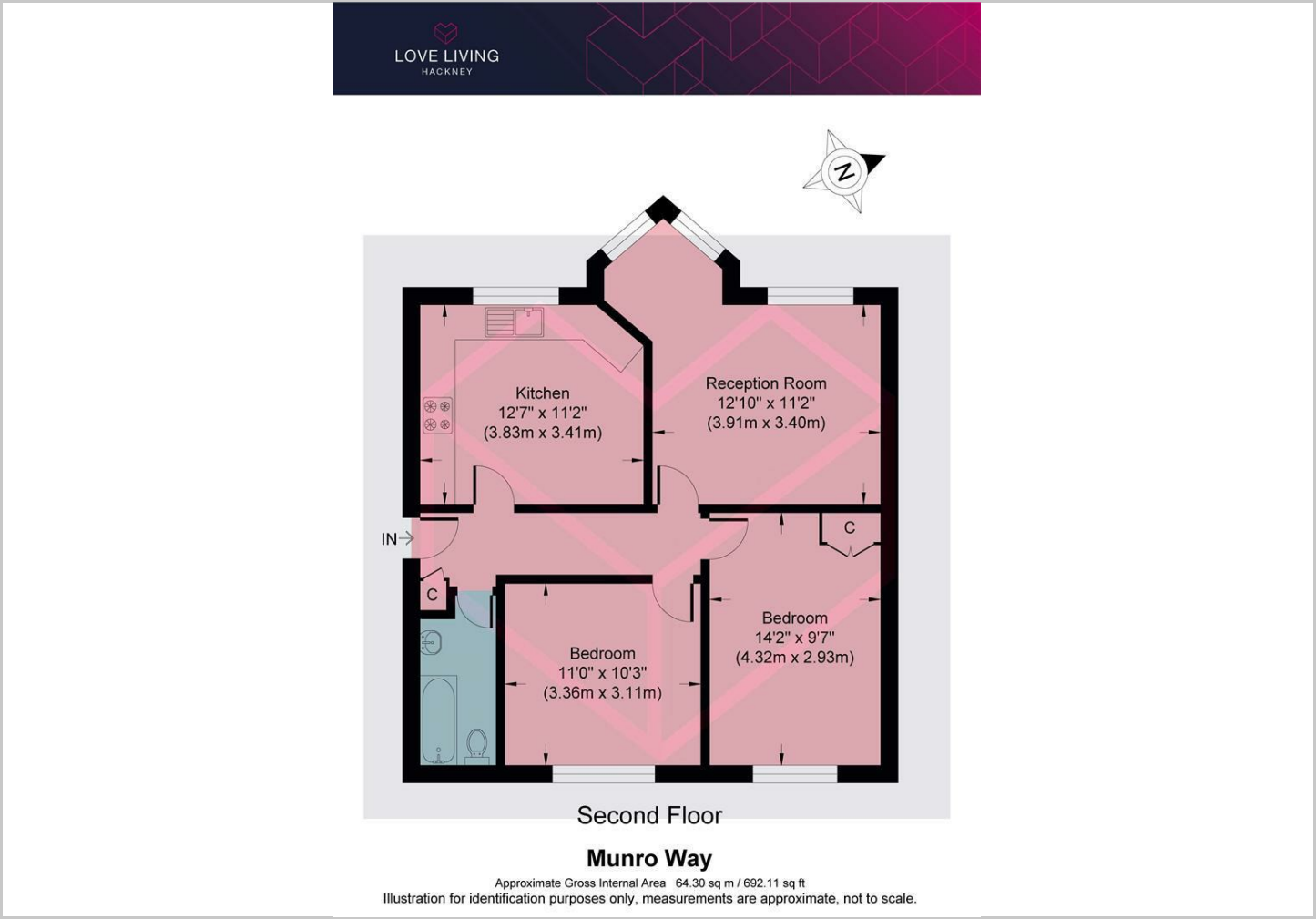
Aside from Hackney Downs Park opposite, Clissold Park, Springfield Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush green belt 10 minutes on foot and is perfect 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.

The closest stations are Hackney Central overground which offers lines to Stratford and, Highbury & Islington. Hackney Downs and nearby Clapton station offers direct lines to Liverpool Street in under ten minutes.





Floor Plans



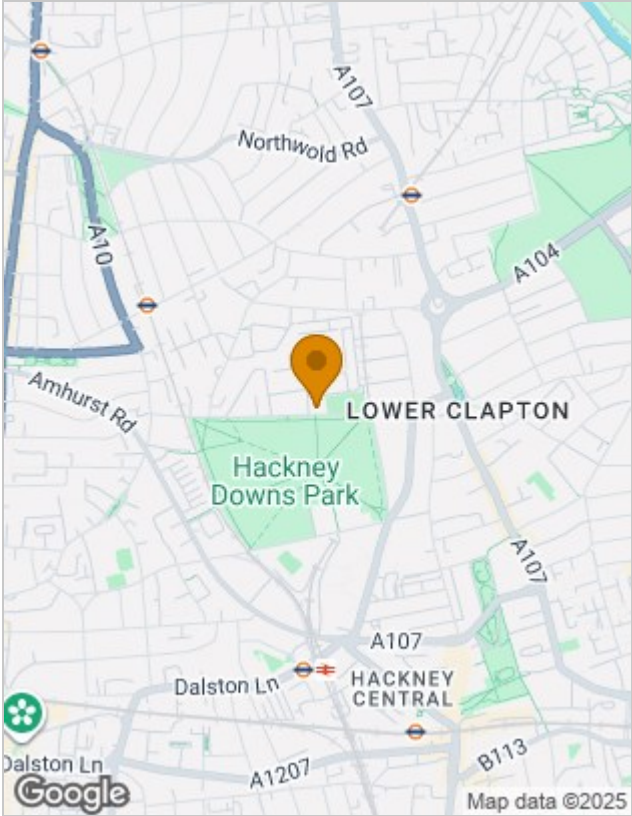
Viewing

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

