



LOVE LIVING

HACKNEY



Aumbrey Apartments Eastway, London, E9 5HE

£600,000



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£600,000

Aumbrey Apartments Eastway

London, E9 5HE

- Three bedroom modern apartment
- Floor to ceiling windows
- Communal roof terrace
- Close to Hackney Wick
- Moments from Victoria Park
- Two bathrooms
- Natural light
- RIBA and the NLA award winning
- Close to the Olympic Park

The Home -

This spacious and light filled three-bedroom, two-bathroom apartment, spanning 80.00 square meters, is a perfect merge of style and efficiency in a vibrant location. The building itself was awarded by RIBA and the NLA (New London Architecture) in 2015, a testament of its architectural excellence. The apartment is provided with underfloor heating across all rooms and bathrooms and floor to ceiling windows that radiate natural light throughout this thoughtfully arranged home, offering a seamless layout, complete with an ensuite bathroom and a communal roof terrace. Located in Hackney Wick, this apartment is ideally positioned between Victoria Park and the River Lee, placing you at the heart of one of East London's most dynamic neighbourhood's. Hackney Wick has undergone a cultural transformation, with a wealth of restaurants, bars, and creative spaces to explore. Highlights include the sustainable dining at Silo, craft beers at Crate Brewery, and plant-based delights at MOTHER Vegan Café. The amenities of the Olympic Park are close at hand, The East Bank, a new world-class cultural quarter, is filled 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. The neighbourhood host various restaurants and bars located by the canal such as the delightful barge east which host a restaurant and bar. The area is also well served by buses and provides easy access to safer and greener bike routes. Additionally, Sainsbury's Local is just five minutes away, with a few more grocery stores close by.



The Indoors

As you enter, located to your left is the third bedroom, a versatile room with ample space for a bed and wardrobe, making it equally suitable as a guest bedroom or home office. The floor-to-ceiling windows flood the room with natural light, ensuring an airy and uplifting atmosphere.

To the right, you'll find the main bathroom, a sleek, fully tiled space with modern fixtures and fittings, a heated towel rack, and a bathtub, offering a serene sanctuary for relaxation. Adjacent to the bathroom is the second bedroom, a cosy and inviting space designed to fit a double bed and fitted wardrobes. Like the other rooms, this bedroom features floor-to-ceiling windows, ensuring plenty of natural light and creating a serene light filled space.

At the end of the hallway lies the main bedroom, a spacious retreat with enough room for a double bed and additional furniture. Fitted wardrobes provide ample storage, while the floor-to-ceiling windows continue the theme of light and openness. The main bedroom also hosts a private ensuite bathroom, featuring sleek fixtures, a modern shower, and a heated towel rack for added luxury.

The open plan living and kitchen area, is a beautifully designed space that hosts three large floor-to-ceiling windows that dominate this room, bathing it in light throughout the day and creating an inviting and airy ambiance. The kitchen is equipped with abundant storage units for all your cooking essentials and features high-spec appliances, including an in-built oven and microwave. The layout is designed with efficiency in mind, offering plenty of counter space to prepare meals with ease. This area is perfectly proportioned to accommodate a sofa and TV setup, while also leaving enough room for a dining area, making it the perfect space to entertain or unwind.

The Outdoors





A spacious communal roof terrace with southerly views towards Victoria Park can be found on the third floor. There are also communal gardens nestled between the historic church and the contemporary apartment building at the rear.

Loving The Location

Aumbrey Apartments is located in Hackney Wick, between Victoria Park and the River Lee. Hackney Wick has seen a significant influx of cultural investment in recent years. There are numerous restaurants and bars including the award-winning Cornerstone, Silo, Crate Brewery and MOTHER vegan cafe. The Here East campus is a short walk away, while award-winning theatre and music venue The Yard is also close by. Victoria Park is a short walk away and is surrounded by a number of good pubs. On the north side of the park is Victoria Park Village with its excellent range of restaurants and shops including The Ginger Pig butchers, Bottle

Apostle and Jonathan Norris Fishmongers. The apartment is an eight-minute walk from Hackney Wick station which runs London Overground services to Highbury & Islington in around 10 minutes and Stratford International in approximately six minutes.

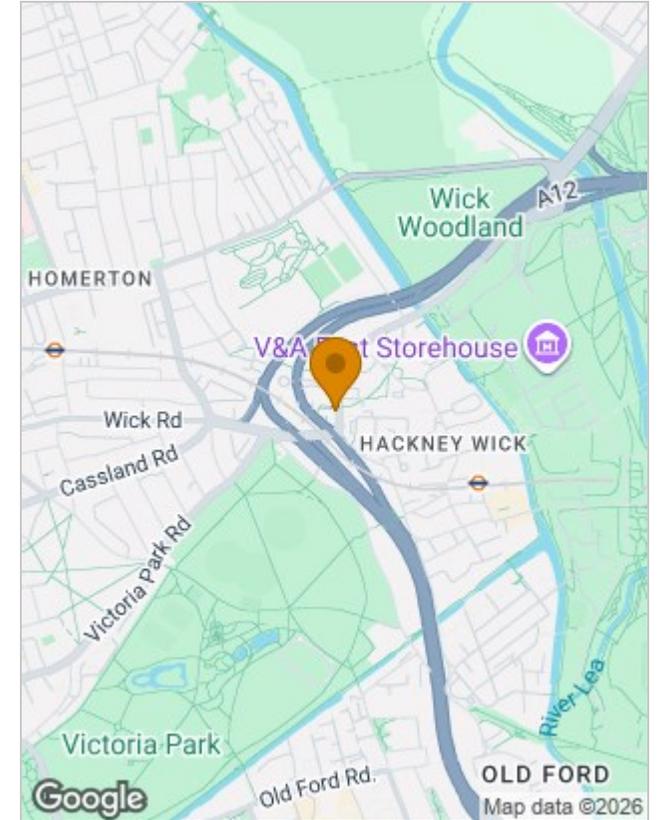




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

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

Tel: 0203 005 2600 Email: hello@loveliving.uk <https://www.loveliving.uk>