



LOVE LIVING  
HACKNEY



Flat 1301, 172, Landmark Heights Daubeney Road, London,  
£300,000



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# Flat 1301, 172, Landmark Heights Daubeney

London, E5 0EW

- Two bedroom apartment
- Private balcony
- Close to parks, nature reserves, and great transport links
- Laundry room
- Bright reception and living area
- Surrounded by independent cafes, shops, and restaurants
- Gym
- 24 hour Concierge

CASH BUYERS ONLY

The Home –

This Two bedroom apartment is set within the desirable Landmark Heights development. Offering contemporary design and functional living, this stylish home hosts a bright reception and living area, a well-equipped kitchen, a separate bathroom and toilet and two double bedrooms. The property also benefits from a private balcony with far reaching views, ideal for relaxing or entertaining, 24 hour concierge, allocated gated parking, gym and laundry room. Positioned among vibrant local amenities, independent shops, and scenic green spaces, this home offers an exceptional lifestyle in one of Hackney's most sought after locations.



£300,000



## The Indoors

The living space also opens directly onto the balcony, flooding the room with natural light and creating an effortless indoor-outdoor connection. The kitchen is designed with both style and practicality in mind. It offers ample storage for cutlery, utensils, and everyday essentials, along with sufficient space to create a dining area. Well-placed windows allow natural light to pour in, making this a bright and inviting space to cook, eat, and socialise. The bathroom and toilet are currently still separated in their original format. The finish is a good blank canvas and has great potential to be upgraded. The spacious bedrooms comfortably accommodate double beds and comes with decent storage space. Well-positioned windows fill the room with natural light, making it a calm and welcoming retreat.

## The Outdoors

The balcony is where you can enjoy calming views of the surrounding neighbourhood and beyond. This space offers the perfect spot to relax and enjoy the fresh air on sunny afternoons. Additionally, the property is surrounded by green open spaces, including Millfields Park, Victoria Park, Hackney Marshes, and the Lee Navigation canal walk. These locations are perfect for picnics, morning jogs, dog walks, or simply enjoying nature right on your doorstep.

## Loving The Location

Chatsworth Road, which runs north from Homerton to Millfield's 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, Fika 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 107 are all nearby in Lower Clapton. The Adam and Eve is a classic local favourite pub.



The Castle Cinema, is independently crowdfunded and screens features, as well as classic and contemporary art-house films.

For green open space, just a short walk away is Millfields Park, Victoria 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 moments away 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.

Landmark heights sits in the catchment area of many fantastic primary and secondary schools.

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.

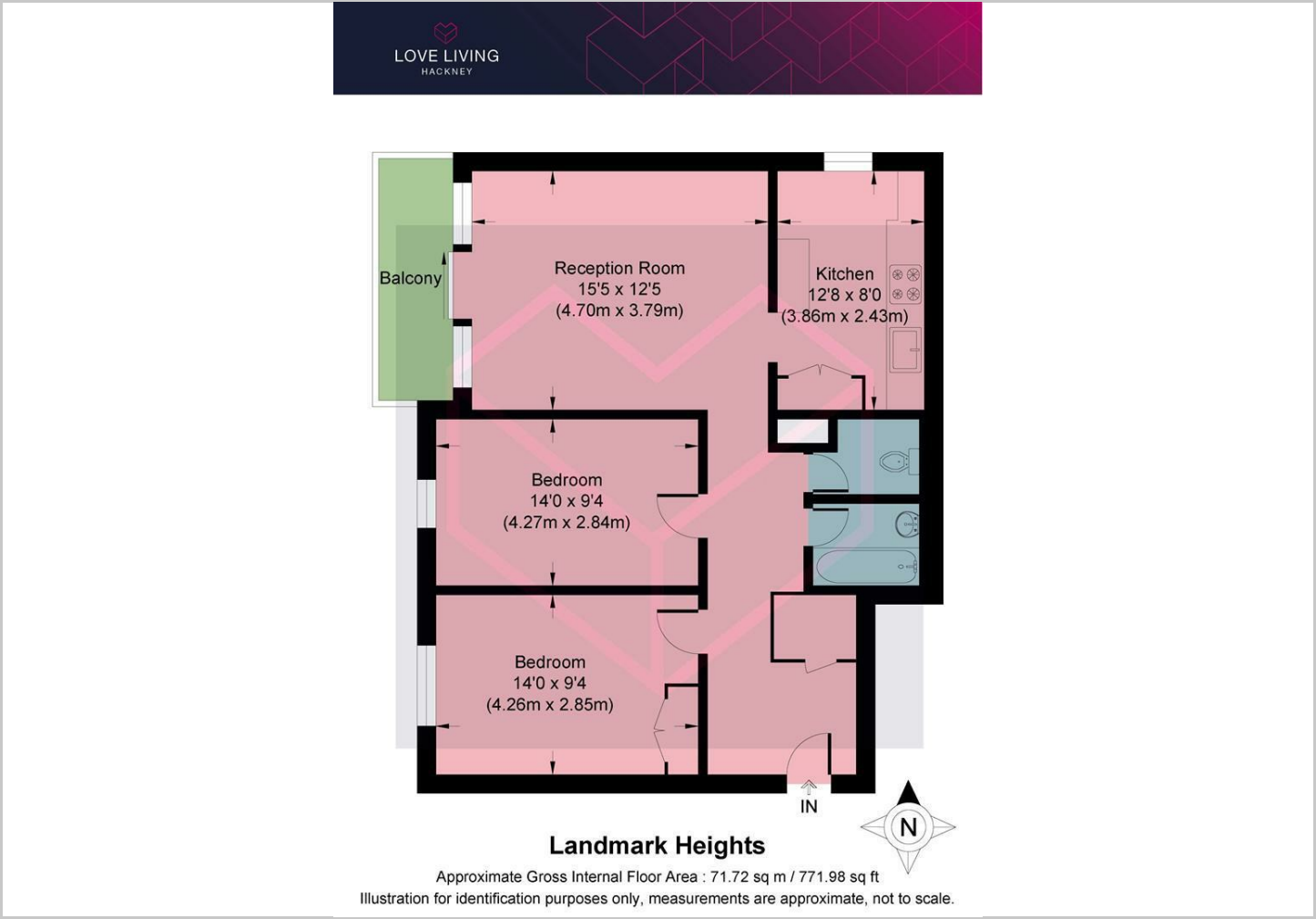
Homerton station, is minutes away and runs direct services to Stratford and Highbury & Islington on the London Overground.







Floor Plans



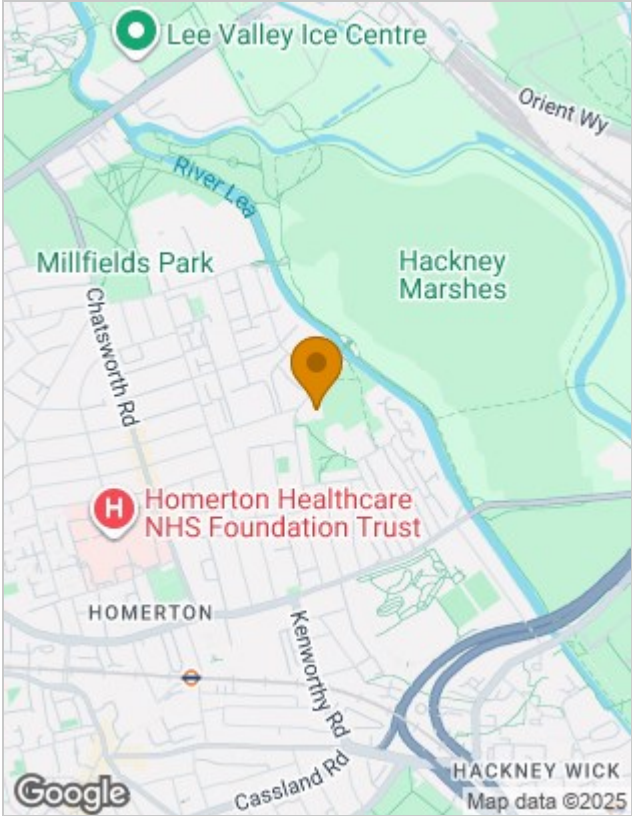
Viewing

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.

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

