

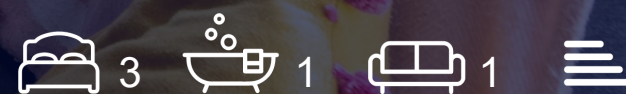


LOVE LIVING  
HACKNEY



Flat 47, Regents Court Pownall Road, London, E8 4QB

£600,000









# Flat 47, Regents Court Pownall Road

London, E8 4QB

- Three-bedroom home
- Private garden
- Moments from Broadway Market
- Bright open-plan living
- Excellent transport links via London Fields and Haggerston Overground
- Maisonette

## The Home-

Bright, practical, and perfectly located, this three-bedroom home offers a fantastic sense of indoor comfort and outdoor space in one of East London's most vibrant neighbourhoods. Thoughtfully laid out across two floors, the home features three bedrooms, a stylish bathroom, separate W/C, and a decked garden ideal for entertaining. Additional perks include clever utility storage, light-filled interiors, and an open-plan layout that maximises flow and flexibility. Positioned just moments from the green expanses of London Fields, Broadway Market, and Regents Canal, this is a home that puts the best of Hackney right on your doorstep.



£600,000



## The Indoors

Upon entering, you're welcomed into a spacious open plan living and kitchen area. The living space offers ample room for a sofa and tv setup, with a large window and glazed door providing a seamless connection to the garden and allowing natural light to flood the room. Tucked to the side through a soft archway, the kitchen enjoys its own private feel while still connecting naturally to the main living space. With generous storage for all your cooking essentials and light streaming in from a well-placed window.

Head up to the first floor where three bedrooms await. The main bedroom is a peaceful retreat with space for a double bed and wardrobes, filled with light from its well-positioned windows. The second bedroom also accommodates a double bed comfortably and features a similar bright, airy feel.

The third bedroom offers versatility, ideal as a home office, guest room, or nursery and is equally well lit with garden-facing views. The main bathroom is sleek and modern, complete with a stylish walk-in shower and elegant fixtures. Just next door, a separate W/C offers added convenience and is equally well finished in a contemporary style.

## The Outdoors





The garden is thoughtfully decked for outdoor dining and lounging, with additional garden space beyond for planting or play.

### **Loving The Location**

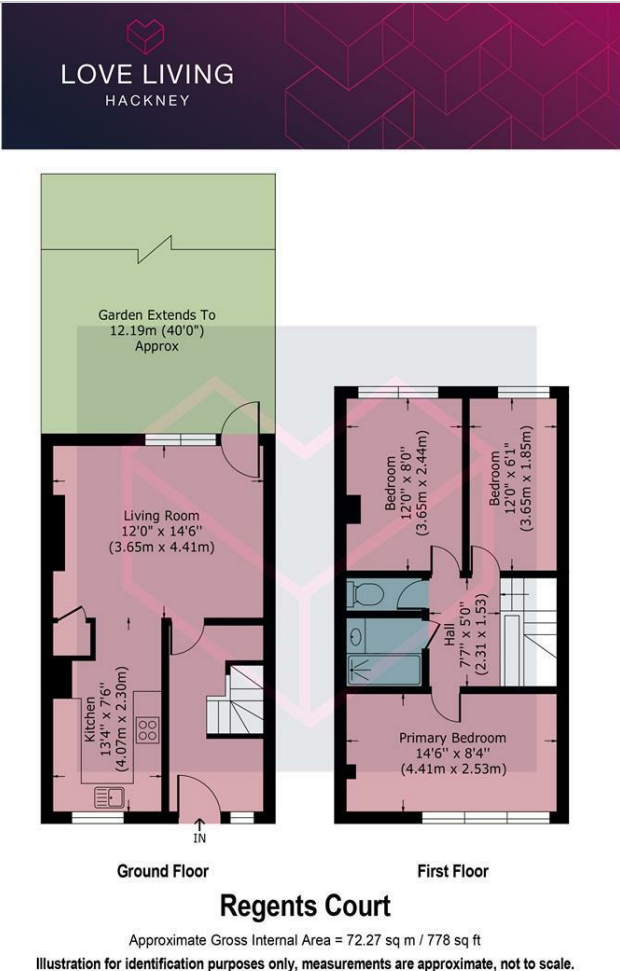
Regents court is excellently located, just moments from the popular London Fields and vibrant Broadway Market, and close to the green spaces of Victoria Park and the Regents Canal path. There are numerous amazing restaurants locally, notably Lardo on Richmond Road, the renowned Angelinas on Dalston Lane, Elliots and Bright on Mare Street, plus Pidgin and Violet on Wilton Way. Weekly markets take place at Victoria Park, Well Street and Broadway Market has a reputation for some excellent places to eat and drink; it also hosts a food market on Saturdays. The E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread and grains, and nearby Netil Market is a thriving hub of restaurants, breweries and coffee roasters. Broadway Market itself has a huge array of cafes, pubs, and restaurants to enjoy and on Saturdays it comes alive with the Market that brings wonderful food options and Vinyl, clothing stalls aplenty. London Fields is a short walk away and nestled in the middle is the famous London Fields Lido. London Fields Overground Station is a short walk away, as is Haggerston overground, both offering easy access into the City and West End.







## Floor Plans

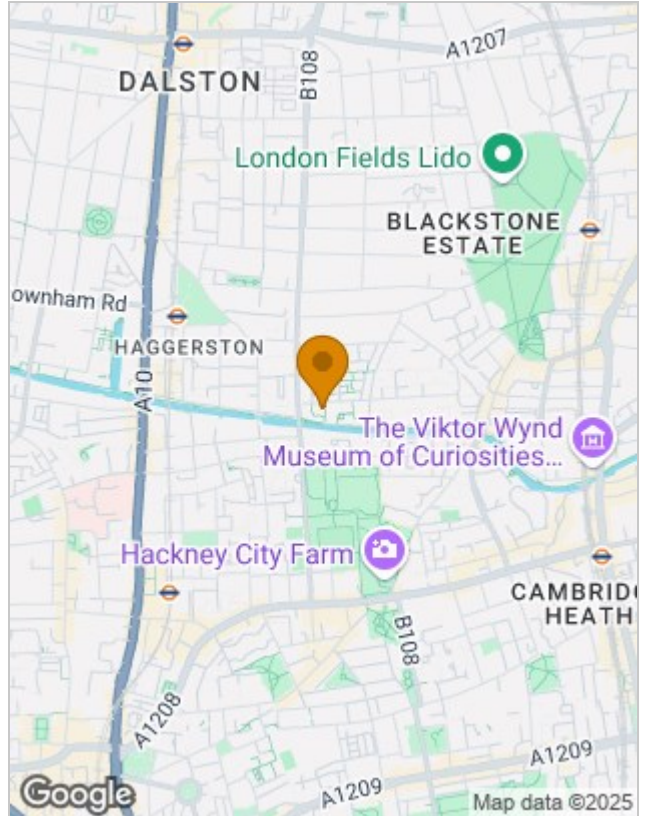


## Viewing

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.

## Location Map



## Energy Performance Graph

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