



LOVE LIVING  
HACKNEY



Unit 2 Branch Place, Hackney, N1 5PH

Offers in excess of £900,000



2



2



1



C



# Unit 2 Branch Place

Hackney, N1 5PH

- Converted warehouse
- Canal facing
- Underfloor heating
- Two bathrooms
- Chain free
- High ceilings
- Built in Opus audio
- Balcony overlooking the canal
- Close to Shoreditch/Islington/Broadway Market/De Beauvoir

## The Home-

This split-level, two-bedroom, two-bathroom converted warehouse in the Rosemary Works perfectly blends edgy design with cosy and comfortable living. Bathed in natural light from doors overlooking the Regents Canal and skylights, the space feels both expansive and inviting, with high ceilings in the living room and kitchen adding to the airy atmosphere. Throughout the home, you'll find thoughtful touches that enhance its modern appeal. Opus audio speakers are discreetly embedded in the ceilings of the main rooms, providing an immersive sound experience. Skylights strategically placed throughout the property ensure that natural light is always at play, creating a bright and inviting environment. The underfloor heating, controlled by a Heatmiser system adds a layer of comfort, keeping the space cosy during the cooler months. Whether you're enjoying the high ceilings in the living room and kitchen or unwinding on the canal-side balcony, this property offers a unique and inviting living experience. Rosemary Works is positioned on Branch Place, which has the useful transport link of Haggerston overground close by and the Green space of Shoreditch Park. A short walk along the canal path to the East is Broadway Market, and to the West The Angel Islington/Upper Street.



## The Indoors

From the entrance you are welcomed with a striking sense of openness and innovative design that sets the tone for the entire space. The entrance flows seamlessly into an expansive open-plan living room and kitchen. The living room is a standout, featuring a mix of brick and traditional walls that give the space a distinctly urban feel, the window wall opens onto a terrace that overlooks the serene Regents Canal, while a skylight above allows natural light to pour in, amplifying the room's warmth and charm. In the living area, there's ample space for a comfortable sofa and even a piano, making it a perfect spot for both relaxation and entertainment. The kitchen is well stocked with wooden cupboards, work surfaces, a fridge/freezer is seamlessly integrated into the cabinetry, and a quaint wooden dining area that invites intimate meals. A fitted oven adds to the modern convenience, while the overall design of the kitchen blends functionality with a unique, stylish flair.

To the left of the entrance, the first bedroom is a great blend of comfort and style. Four windows that overlook the canal (with shutters) provide both privacy and an abundance of natural light, letting you control the room's ambiance to suit your mood. The design elements in this room subtly echo the vibe of the living space, creating a cohesive feel throughout the home.

The main bathroom, also on the ground floor, is where comfort meets style. Featuring a bathtub set against a brick wall backdrop and complemented by modern fixtures, the space exudes an intimate, yet edgy ambiance. It's a room designed for relaxation, yet it maintains the urban, contemporary feel that defines the rest of the home. Ascend the staircase to discover the main bedroom. Whether you choose to use it as a bedroom, a lounge, or a workspace, this room is all about flexibility and comfort. The ensuite bathroom, with its overhead shower and sleek, modern fittings, mirrors the design of the main bathroom.

## The Outdoors





The balcony is a perfect spot to unwind and take in the serene charm of the Regent's Canal. This outdoor space offers a peaceful retreat, making it an ideal place to relax and soak up the atmosphere.

#### **Loving the location**

Hoxton is renowned for its exciting mix of restaurants, bars, and galleries, including Lyle's, Rochelle Canteen, Shoreditch House, and the Blue Mountain School. Nearby, you'll find Debeauvoir Deli, along with popular dining spots like The Baring and the new wine bar Goodbye Horses. There are numerous great schools, a Tesco, and fantastic dry cleaners nearby.

The boutiques and cafes of Redchurch Street and Spitalfields are nearby, with Broadway market and Angel Islington both a short walk along the canal. For green space, moments away is the charming Rosemary Gardens, with its newly renovated tennis courts, perfect for an active lifestyle and just a short stroll will bring you to Shoreditch Park. The apartment is also a short walk from Hoxton Square, an early example of one of London's public gardens. Completed in 1720 and designed to emulate existing squares in west London, it was the first of its type in the area.

There are plenty of transport links within walking distance. Haggerston is the closest, offering access to Highbury and Islington in just three stops. Hoxton and Shoreditch High Street stations run London Overground services. Additionally, Haggerston, Angel and Old Street Underground station is a 15-minute walk away, running Northern Line services across the city. The apartment is well served by various bus routes including; 76, 141 and the 21, ensuring seamless connectivity to the city.

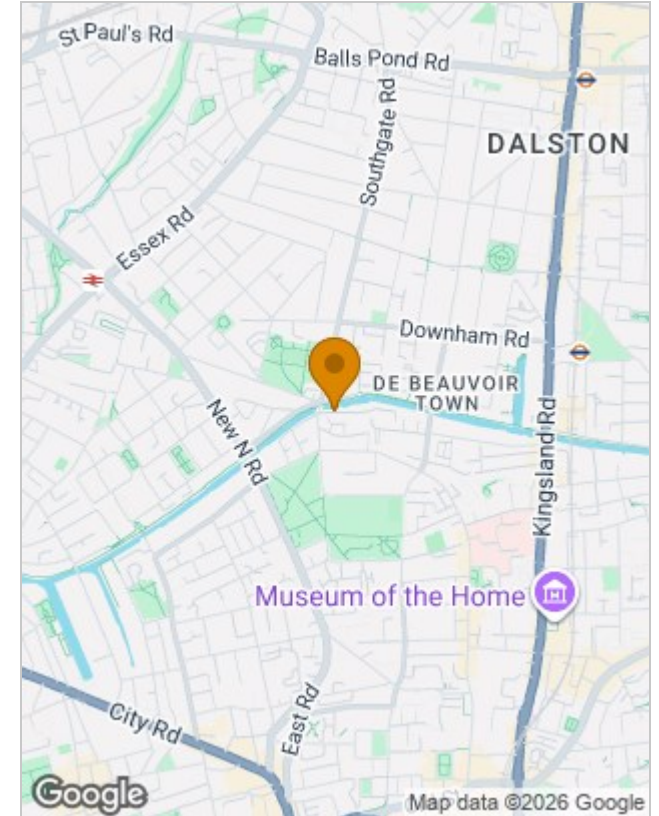




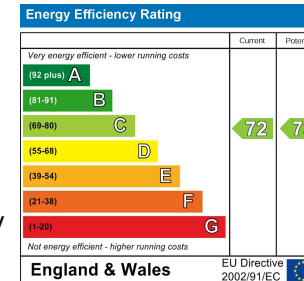
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.