



LOVE LIVING
HACKNEY



Basin Mill Apartments Laburnum Street, London, E2 8FP

Offers in excess of £650,000



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Basin Mill Apartments Laburnum Street

London, E2 8FP

- Three double bedrooms
- Double glazing
- Close to Broadway Market, London Fields, Hoxton and the Regents Canal
- EWS1 compliant
- Floor to ceiling doors opening onto the private balcony
- Natural light
- Two bathrooms
- Dual aspect

The Home -

Located in the Basin Mill development, this bright and well-maintained three-bedroom, two bathroom apartment offers modern open-plan living with contemporary finishes, generous natural light, and excellent connectivity. With floor-to-ceiling windows, a private balcony, and quality appliances including a Hoover washing machine and newly updated fittings, this apartment offers a stylish residence in a vibrant area of East London. With Haggerston Station moments away and Regent's Canal nearby, Broadway Market and London Fields are also a short walk away. This property strikes the perfect balance between urban convenience and peaceful living.



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The Indoors

Upon entering you're welcomed by a wide hallway that acts as the central artery of the apartment, connecting all rooms seamlessly. At the far end, you'll discover a beautifully designed kitchen, dining, and living area. This space is flooded with natural light thanks to expansive floor-to-ceiling windows, and it opens directly onto a private balcony, offering refreshing views outdoors. The kitchen is smartly tiled and features modern in-built storage units, recently updated appliances including a Hoover washing machine (just two years old) and a newer dishwasher. A partial wall subtly divides this space to create a dining area ideal for hosting family dinners or intimate gatherings with friends.

Moving down the hallway, to the right you'll find three well-proportioned bedrooms, all lined side-by-side for easy access. Each bedroom comfortably fits a double bed, and features floor-to-ceiling windows that flood the rooms with light. The main bedroom also includes built-in wardrobes for optimal storage. Further down the hallway lies a modern shower room, complete with updated shower appliances and a convenient storage unit right next door. At the end of the hall, the main bathroom is fully tiled and offers a bath with an integrated shower head and heated towel rack. In recent years, the property has benefited from freshly painted walls, updated shower appliances, and the balcony flooring was professionally replaced in 2023, ensuring the space remains fresh, functional, and visually appealing.

The Outdoors

Opening from the living room onto your own private balcony, a calm and functional outdoor space that's perfect for enjoying morning coffee, evening drinks, or a peaceful read in the fresh air. Elevated above the quiet surroundings, this balcony offers a serene escape from the buzz of the city. The flooring was recently upgraded giving it a clean and modern finish. It's a natural extension of the open-plan living space, providing that much-desired connection to the outdoors.



Loving The Location

Basin Mill offers exceptional connectivity, culinary delights, and recreational spaces. Just a moment's away is Haggerston Station, providing seamless transport links across the city. For those with a passion for baking, The Big London Bake East hosts engaging bake-offs and lively parties, making it a hub of creativity and fun. Gourmet lovers will appreciate the proximity to Planque, a French restaurant with a 4.5-star rating, and the chic MAP Maison cocktail bar with expertly crafted drinks. Nature lovers can enjoy leisurely strolls along the well-known Regent's Canal, taking in the serene waterside views. Nearby, Stonebridge offers a green space for relaxation with friends and family. Families will value the presence of Hackney New School within the vicinity, ensuring education options are close at hand. Additionally, the area is well-served by supermarkets including Tesco, Co-Operative Food, and Sainsbury's that caters to all daily shopping needs.

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Regent's Canal is close by, one of East London's most iconic and picturesque features, stretching from Hackney Wick through to the heart of Islington. This peaceful yet well-connected setting places the property right at the crossroads of some of the capital's most exciting and culturally rich neighbourhoods. Just moments away, you'll find the buzz of Broadway Market with its independent shops, cafés and its famous Saturday market filled with street food, vinyl and vintage finds. London Fields, with its leafy park and the much-loved open-air Lido, is perfect for lazy weekend afternoons or morning swims, while the energy of Shoreditch, the charm of Victoria Park, and the characterful streets of Dalston and Bethnal Green are all within easy walking distance.





Floor Plans



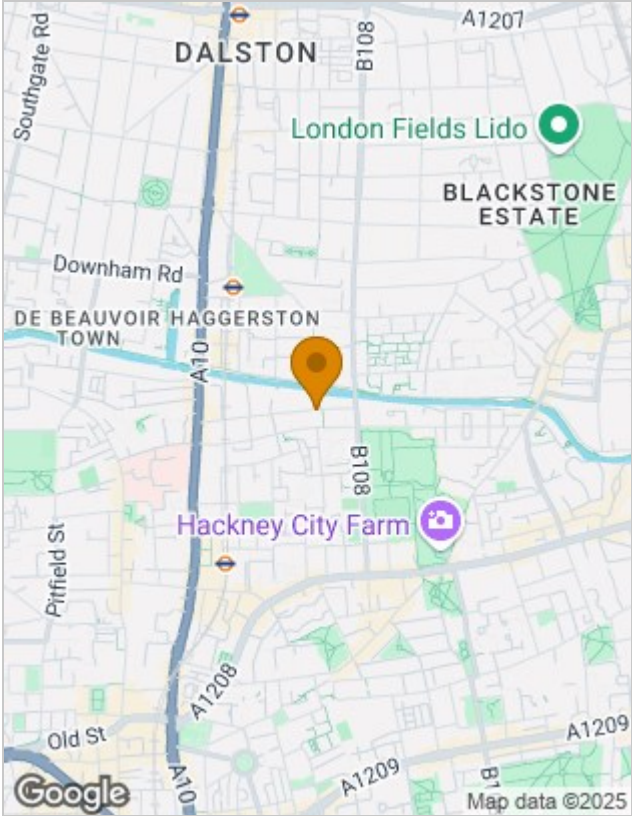
Viewing

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

