



LOVE LIVING  
HACKNEY



Mackintosh Lane, London, E9 6AB

£415,000





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# Mackintosh Lane

London, E9 6AB

- Top Floor (fourth floor) apartment with excellent natural light
- Separate double bedroom
- Stylish interior with wood effect flooring
- Access to communal garden with bike storage
- chain free property
- Superb, well proportioned open plan living/dining area
- Spacious bathroom
- Desirable location close to Homerton station, vibrant Chatsworth Road and nearby green spaces
- Residential permit parking available

## The Home -

From its fourth and top floor vantage point, this beautiful one-bedroom apartment, with its dual aspect leans into light and proportion, with a simple layout and a full-width living space. The stylish interior is well maintained with the décor regularly updated. Permit parking can be applied for which is rarity for modern developments and a secure communal garden provides excellent outside space with bike storage.

Mackintosh Lane is in a lively part of Hackney, just a minute's walk from Homerton Overground, giving quick access across London, with King's Cross in 15 minutes and Stratford, the Olympic Park and vibrant Hackney Wick in less than 10. Chatsworth Road is nearby with its Sunday market, packed with independent cafés, shops and restaurants and the impressive Castle Cinema, an independent, crowd-funded community cinema with bar. Victoria Park, the River Lea, Hackney Marshes, and London Fields with its much loved lido are all within walking distance, offering excellent green spaces to explore.



## The Indoors

Entry is via a simple hallway, with two storage cupboards immediately to hand, keeping the everyday tucked away and the main spaces uncluttered. The apartment opens into a wide, open-plan kitchen and living area, with a dedicated workspace neatly set within the layout. It's a bright, square room with windows at the far end drawing in light across the full depth of the space. The kitchen sits neatly to one side in an L-shape, finished in clean white cabinetry with timber worktops and integrated appliances, now including a dishwasher. There's enough room here for a proper dining table, positioned between kitchen and living zones, making it a space that shifts easily from cooking to hosting. The living area is set by the window, where the light is best. It's a comfortable, well-proportioned zone with space for seating and shelving without feeling tight.

The bathroom is spacious and well laid out, with a full size bath, fitted shower and shower cover, clean, modern tiling with some Moroccan corner detailing, and a simple, functional finish. At a certain time of day, the afternoon sun streams in, lifting the space with natural light.

## The Outdoors





A shared garden space sits just beyond the building, offering a quiet spot to step out and unwind.

### Loving The Location

There are many fantastic restaurants locally, such as Lardo and Raw Duck on Richmond Road close to London Fields. Casa Fofu, and The Grand Howl on Well Street serves fantastic coffee. Chatsworth Road runs north from Homerton towards the green fields of Clapton and the Marshes. It offers a selection of independent shops, Sunday food market, cafes and restaurants such as Shanes and Jim's Cafe, and specialist food suppliers L'epicerie and independently crowd funded Castle Cinema. Nearby Victoria Park Village has some fantastic food shops including The Ginger Pig butcher, and fishmonger Jonathan Norris. The weekly markets take place at Victoria Park and Well Street, and Broadway Market has a reputation for some excellent places to eat and drink, and hosts a food market on Saturdays. Homerton station, a one-minute walk away, runs direct services to Stratford and Highbury & Islington on the London Overground, whilst London Fields also offers direct trains to Liverpool Street. Bethnal Green Underground station, easily accessible by bus, has excellent links to central London via the Central Line.





## 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

