



LOVE LIVING
HACKNEY



27 Priory Court Brooksby's Walk, London, E9 6DG
£475,000





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- Prime Location
- Two Bedroom
- Balcony
- Spacious living area
- Offers a separate W/C
- Modern Kitchen
- Open plan living and kitchen area
- Vibrant surrounding

The Home-

This home exudes a soft, comforting energy, bathed in natural light, the spacious living room seamlessly flows into a beautiful kitchen, creating an open atmosphere. Upstairs, the bedrooms offer a peaceful retreat, with warm flooring and large windows that invite the light to fill each space. The bathroom combines practicality and relaxation, while the balcony offers a serene spot to admire the neighbourhood. Priory court is conveniently located near Homerton, Clapton, and Victoria Park. It's close to Chatsworth Road, a vibrant street filled with independent shops, cafes, and restaurants like Shanes and Leo's, as well as specialty food spots like L'epicerie and Organico. Every corner of this home exudes a soft, comforting energy.



The Indoors

The living room is a spacious yet cosy area that welcomes you with its glowing natural light, streaming in through the generally sized window and floor to ceiling window that leads to the balcony. The light softly reflects off the traditional walls, giving the space an airy and calm ambiance. The wooden flooring beneath your feet adds a grounding touch, and the layout accommodates a generous sofa, a TV and a dining space for intimate meals. The way the living area seamlessly flows into the kitchen creates a perfect balance of open plan living while maintaining a subtle sense of privacy.

Moving through to the kitchen, its unique tiled flooring adds a playful contrast to the wooden countertops, and the natural light pouring in from the floor-to-ceiling glass doors, as well as the window by the sink, showcases every thoughtful detail. The kitchen's layout is practical, with ample storage and sleek, integrated appliances, including a fitted oven, dishwasher, and built-in cooker. The connection between the kitchen and the living room enhances the flow of the home, offering both comfort and functionality.

Heading up the staircase, you arrive at the first bedroom. The laminated flooring creates a comfortable surface, and the room itself is bathed in natural light from the generously sized windows. There's plenty of space for a double bed and a fitted wardrobe, giving its sense of openness, paired with the abundance of light. Next door, the second bedroom mirrors the first in both space and comfort. The room offers the same ample storage possibilities and benefits from large windows that allow sunlight to flood the space. Whether used as a second bedroom or a guest room, it radiates a sense of calm and balance, much like the rest of the home.

Adjacent to the second bedroom, you'll find the main bathroom. The tiling throughout adds a polished look, while the bath offers a space to unwind. There's ample storage to keep the space clutter-free, and the heated towel rack. Natural light from the window gives the room a refreshing vibe. Directly next to the bathroom is the W/C, providing a practical and functional space.





The Outdoors

Stepping out onto the balcony, you're greeted by a serene view overlooking the neighbourhood. It's a peaceful corner where you can enjoy a breath of fresh air, or simply admire the outdoors.

Loving The Location

Priory Court is perfectly located near some of the best spots in Homerton, Clapton, and Victoria Park. With just a five-minute walk from Homerton station, with Hackney Central and Hackney Downs also nearby. These stations provide Overground connections to Stratford, Highbury & Islington, and direct trains to Liverpool Street. Close by is Chatsworth Road, a lively street filled with independent shops, cozy cafes, and restaurants like the previously stated Shanes and Leo's. For specialty foods, you can visit L'epicerie and Organico. There's also a fantastic Sunday market and several great pubs, including The Kenton, The Elderfield, Adam & Eve, and The Spread Eagle—London's first vegan pub. Don't miss The Castle Cinema, an independently funded gem that screens a mix of classic and modern films.

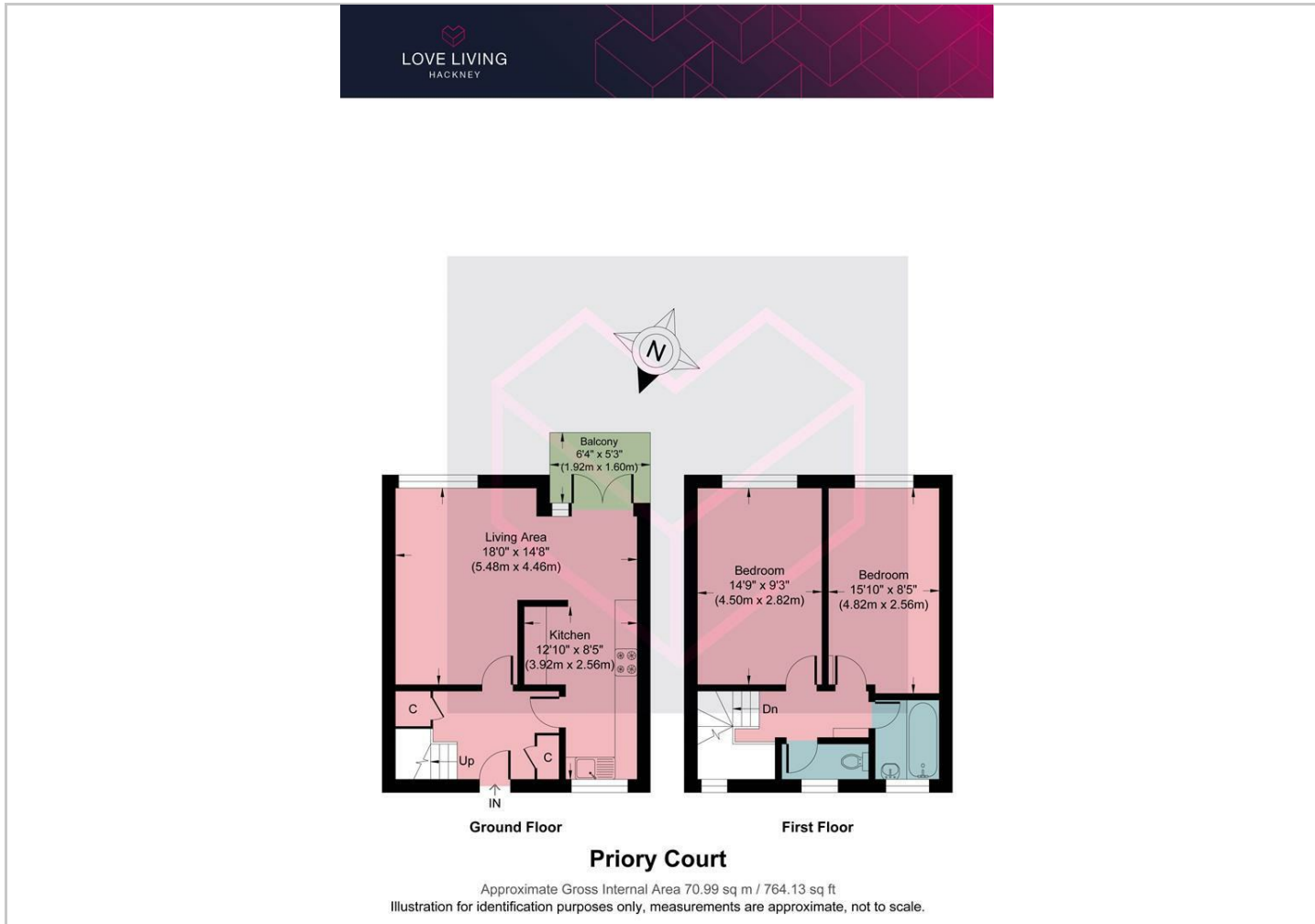
You're also within walking distance of beautiful green spaces like Victoria Park, London Fields, and Well Street Common. The area has a calm, village-like vibe thanks to its proximity to these parks, the canal, and local farmers' markets. Victoria Park Village offers great food shops like The Ginger Pig butcher and Jonathan Norris fishmonger. Nearby Broadway Market is another great spot for food, drinks, and a bustling Saturday market. For more dining options, you have places like Lardo, Pophams, and Elliots near London Fields, and Pidgin, Cornerstone, and Casa Fofo on Wall Street.

Hackney Wick is also nearby, known for its canal-side restaurants and popular spots like Crate Brewery and The Library of Things, where you can borrow tools and household items. The house is just a five-minute walk from Homerton station, with Hackney Central and Hackney Downs also nearby. These stations provide Overground connections to Stratford, Highbury & Islington, and direct trains to Liverpool Street.





Floor Plans



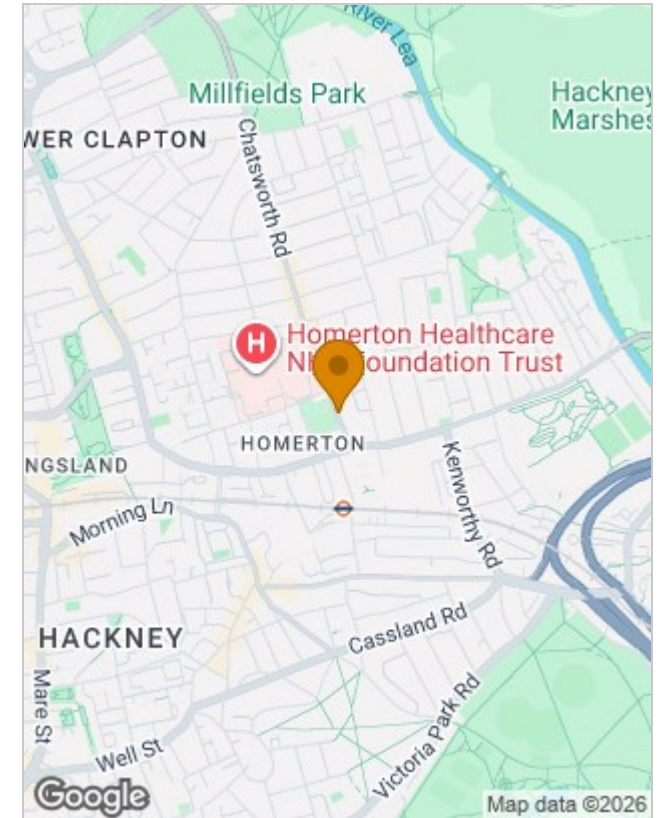
Viewing

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.

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Location Map



Energy Performance Graph

