



LOVE LIVING  
HACKNEY



20 London lane, E8 3FU  
Offers in excess of £475,000



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# 20 London lane

, E8 3FU

- Large west facing balcony
- Fully fitted kitchen with integrated Smeg appliances
- Access to a dedicated residents' bike room
- Open-plan kitchen and living space
- Secure, well-maintained modern development
- Moments from London Fields

## The Home -

A clean lined apartment with a open feel, set within a well-designed development moments from London Fields. This one bedroom home on London Lane is defined by light, proportion and a layout that works. The building itself is secure and well maintained, with a calm, residential atmosphere and access to a dedicated bike room. Inside, the plan spans just over 550 sq ft, centred around a generous open-plan living space that opens onto a large, sun-filled balcony.

The location is one of its strongest points; London Fields and Broadway Market are effectively on your doorstep, while Hackney Central and Hackney Downs stations provide a quick and direct commute into the City and Liverpool Street.



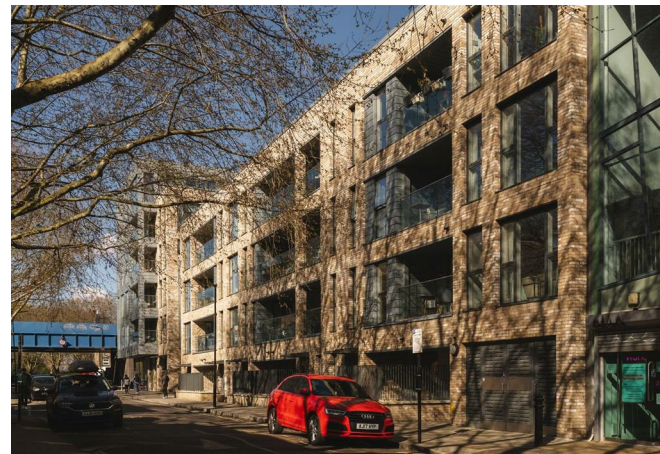
## The Indoors

The apartment opens into a central hallway, setting out the layout clearly from the outset. Doors lead off to each room, giving a sense of structure and separation. The main living space sits at the rear, where the apartment opens up into a single, well-balanced room. Kitchen, dining and living areas sit comfortably together, with timber flooring running throughout. The kitchen is fitted along one wall with integrated Smeg appliances and good storage, keeping everything streamlined and easy to use. Glazed doors lead directly onto the balcony, bringing in strong natural light and extending the space outwards. The bedroom is positioned to the front, defined by a wide run of full-height windows that keep the room bright but calm. Built-in wardrobes sit behind sliding doors, allowing the space to remain uncluttered and easy to live in. The bathroom is finished in a neutral palette with large-format tiles, a bath with overhead shower and wall-mounted fittings. Opposite, the separate utility room provides space for laundry and additional storage, keeping the main living areas clear.

## The Outdoors

The balcony is a standout feature; wide, private and positioned to catch the sun through the day. There is ample space for seating and dining, making it a natural extension of the living area. Below, the development is arranged around shared courtyards with planting, seating and secure cycle storage.

## Loving The Location

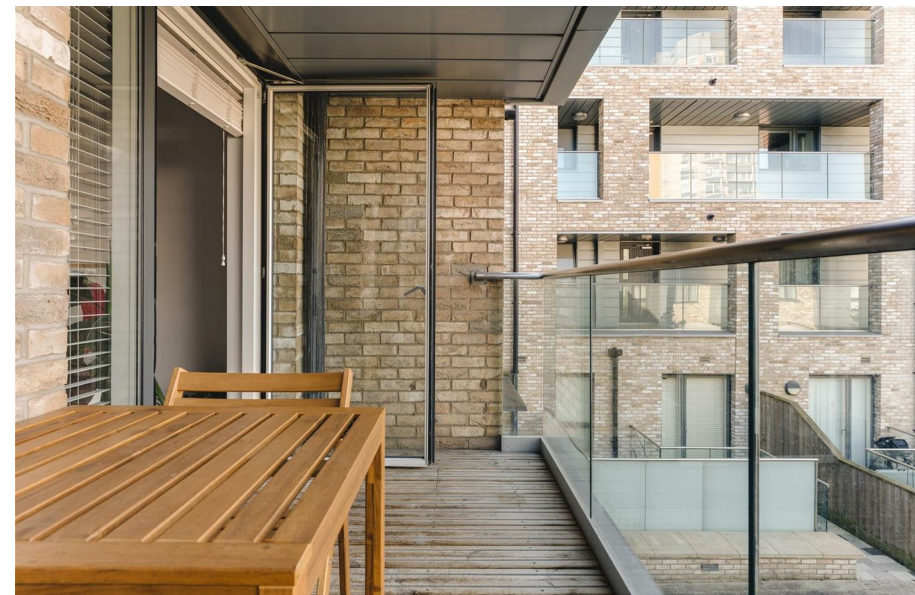




London Lane is excellently located in central Hackney, just moments from the popular London Fields and vibrant Mare Street, and close to the green spaces of Victoria Park and the Regents Canal path.

There are numerous amazing restaurants locally, notably Lardo on Richmond Road, the renowned Angelinas on Dalston Lane, Elliots and Bright on Mare Street, and Violet on Wilton Way. Weekly markets take place at Victoria Park 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 and Hackney Central station are close by offering easy access into the City and West End.





## Floor Plans



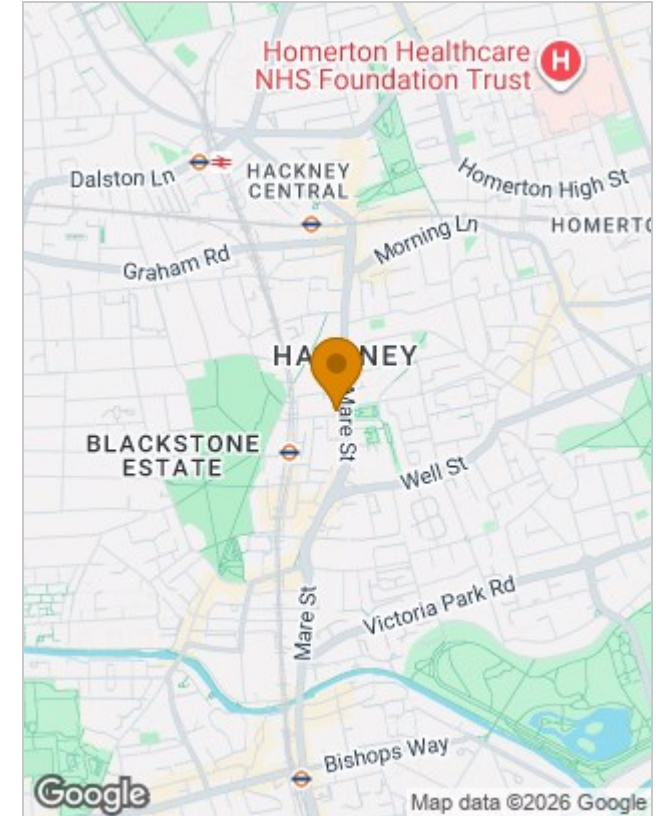
## Viewing

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.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	