



LOVE LIVING
HACKNEY



95 Geffrye Estate, London, N1 6RP

£2,750





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London, N1 6RP

- Three well-sized bedrooms
- Modern kitchen with ample storage
- Floor-to-ceiling glass doors flood the living space with natural light
- Superb transport links: Overground, Underground, and National Rail all nearby
- Private balcony
- Fully tiled bathroom with fitted bath/shower and heated towel rail
- Quiet yet central location close to Hoxton, Shoreditch, and Spitalfields

The Home -

Geffrye Court is a stylish and well-laid-out two-bedroom apartment offering comfort, space, and natural light. With a smart contemporary finish throughout, this home features two generous bedrooms, a well-equipped kitchen, a sleek tiled bathroom, a bright and spacious living room, and access to a private balcony. The property also includes thoughtful storage throughout and premium fittings such as a heated towel rack and high-spec finishes in the kitchen and bathroom. The layout is practical and well-balanced. Located just moments from Hoxton Street and in close reach of Shoreditch and Spitalfields, you're perfectly positioned to enjoy some of East London's most exciting culture and food. With Hoxton Station, Old Street Underground, and Liverpool Street Station all nearby, commuting is a breeze.



£2,750



The Indoors

Step through the front door into a welcoming hallway, where you'll immediately find the kitchen to your left. This clean and contemporary space is fitted with ample cabinetry and worktops for storage and prep, integrated appliances including a dishwasher, and receives excellent light from well-placed windows. Just ahead, the bedroom opens up, offering a generous footprint with plenty of space for a sofa, media setup, and even a dining nook. Floor-to-ceiling glass doors lead out onto a private balcony, creating an easy indoor-outdoor flow and providing fresh air and natural light year-round. Upstairs, the second floor houses two well-proportioned bedrooms and the main bathroom. The first bedroom is perfectly suited for a double bed and wardrobe setup, lit naturally by its own large window.

The main bathroom is fully tiled and features a bathtub with fitted shower, a heated towel rail, and another well-positioned window that brings in natural light and ventilation. The main bedroom sits at the rear of the apartment and enjoys the most space, easily accommodating a king-sized bed. Two large windows flood the room with light, and built-in wardrobes offer excellent storage.

The Outdoors



The private balcony, accessed directly from the living room is framed by floor-to-ceiling glass doors, this outdoor space is ideal for enjoying a peaceful morning coffee and evening drinks, South-west facing, the balcony receives beautiful light throughout the afternoon and early evening, making it a perfect extension of your indoor living space. The building also benefits from communal green spaces, providing a tranquil backdrop while still being immersed in the urban energy of Hoxton and Shoreditch.

Loving The Location

Geffrye Court is positioned near Hoxton Street, which was the centre of the Shoreditch furniture and carpentry trade in the 19th century. Today, Hoxton is known for its exciting and bustling mix of restaurants, bars and galleries, including Lyle's, Rochelle Canteen, Shoreditch House, the Blue Mountain School and Victoria Miro gallery. The boutiques and cafes of red church Street and Spitalfields are also nearby. There are plenty of transport links within walking distance. Hoxton Station runs London Overground services; Liverpool Street Station provides access to the Central, Hammersmith & City and Metropolitan lines, as well as nationwide National Rail services. Old Street Underground station is a short walk away, running Northern Line services across the city.





Floor Plans



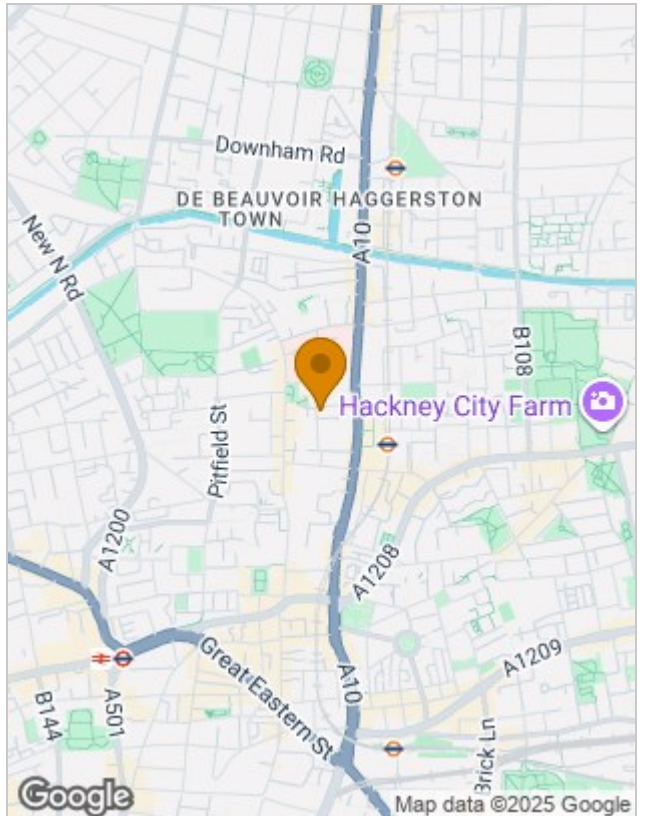
Viewing

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.

Studio 74, Containerville 1 Emma Street, London, E2 9DT
Tel: 0203 005 2600 Email: hello@loveliving.uk <https://www.loveliving.uk>

Location Map



Energy Performance Graph

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

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