



LOVE LIVING
HACKNEY



Flat 14, Besford House Pritchards Road, London, E2 9BJ

£475,000





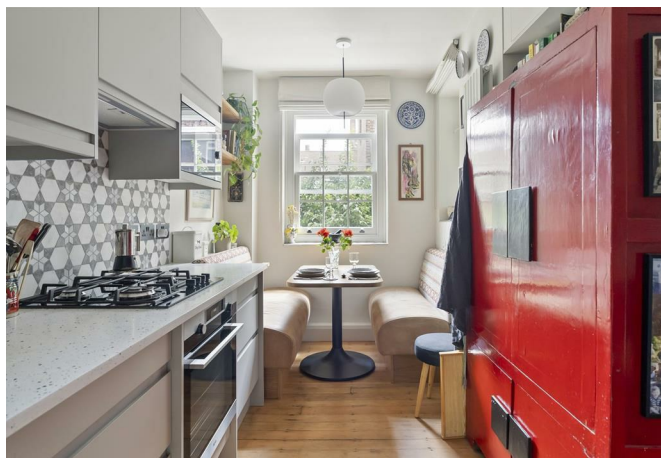
Flat 14, Besford House Pritchards Road

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- Underfloor heating
- All kitchen appliances included (newly purchased in 2022)
- Excellent transport links
- Original floorboards
- Moments from Broadway Market and London Fields
- Industrial-style kitchen
- Newly renovated main bathroom
- Gated community
- Secure bike storage
- Short Walk to Columbia Road, Brick Lane and Victoria Park

The Home

This beautifully presented one-bedroom flat offers a charming blend of character, modern finishes, and thoughtful design. Set within Besford House, a quiet gated community on Pritchard's Road, the home enjoys underfloor heating and an intelligent layout that makes the most of every square foot. With a bespoke kitchen, stylish fully renovated bathroom, and high-spec updates including new double-glazed windows and a new boiler (with a 9-year warranty). The flat is positioned just moments from London Fields, Broadway Market, Victoria Park, and Columbia Road's famous flower market, placing the very best of East London at your doorstep. Brick Lane, Shoreditch, and Cambridge Heath are all within walking distance, making this home ideal for city professionals, creatives, or anyone looking to enjoy the vibrant energy of the East End. London Fields, Haggerston, and Cambridge Heath Overground stations, plus Bethnal Green Tube (Central Line), offer easy access into the City and West End.



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The Indoors

As you step into the flat, you're welcomed by a warm and characterful hallway finished in Farrow & Ball's French Gray, with tiled flooring and underfloor heating. To the right is a standout WC, wrapped in House of Hackney's 'Hackney Empire White' wallpaper, a bold, artistic statement. To the left is the main bathroom, fully tiled and fitted with a bathtub and walk-in shower, underfloor heating, and finished in soothing James White tones. Opposite the hallway, the kitchen and dining area open up into a bright, thoughtfully designed space with sash windows, ample storage, and stylish touches such as repurposed scaffold shelving. The kitchen includes a built-in oven, microwave, and dishwasher, all set against the crisp backdrop of Farrow & Ball's Strong White. At the far end, the dining nook provides a charming space to entertain.

Continue through to the main reception room, a light-filled haven thanks to its large sash windows. The room is painted in Stirabout, offering a calm and elegant atmosphere. The original fireplace adds character, while there's ample room for both a comfortable sofa setup and a dedicated desk or workstation, making it ideal for working from home. The bedroom, peacefully tucked at the rear of the property, enjoys north-facing views over mature gardens and treetops. It comfortably accommodates a double bed and wardrobes, with walls painted in soft Dimity, and wardrobe interiors painted in Red Earth for a rich, stylish touch. Outside, the flat benefits from a private outdoor seating area at the end of the walkway perfect for morning coffee or evening wine in peace and privacy.

Loving the Location

Besford House on Pritchard's Road is part of a secure, gated community just off one of East London's most dynamic thoroughfares. The location is truly exceptional - just a stone's throw from Haggerston Park and the lovely City



Farm, and within a short stroll of Columbia Road, known for its famous flower market, antique and artisan shops, and buzzy Sunday atmosphere. You'll also be spoilt for choice with renowned eateries nearby, including Lardo, Angelinas, Pidgin, Bright, Elliotts, and Violet, as well as standout pubs such as The Marksman and The Royal Oak. For those who love to walk or cycle, Victoria Park and Regents Canal are nearby, offering peaceful routes through the city. In under 30 minutes on foot, you can reach Shoreditch, Brick Lane, and all the nightlife, shopping, and art galleries that define this part of the capital. Food lovers will enjoy weekends at Broadway Market or Well Street Market, while E5 Bakehouse and Netil Market cater to all your artisan bread, craft beer, and coffee needs. Transport links are plentiful, with London Fields, Cambridge Heath, and Haggerston Overground stations nearby, as well as Bethnal Green Tube for fast connections via the Central Line.





Floor Plans



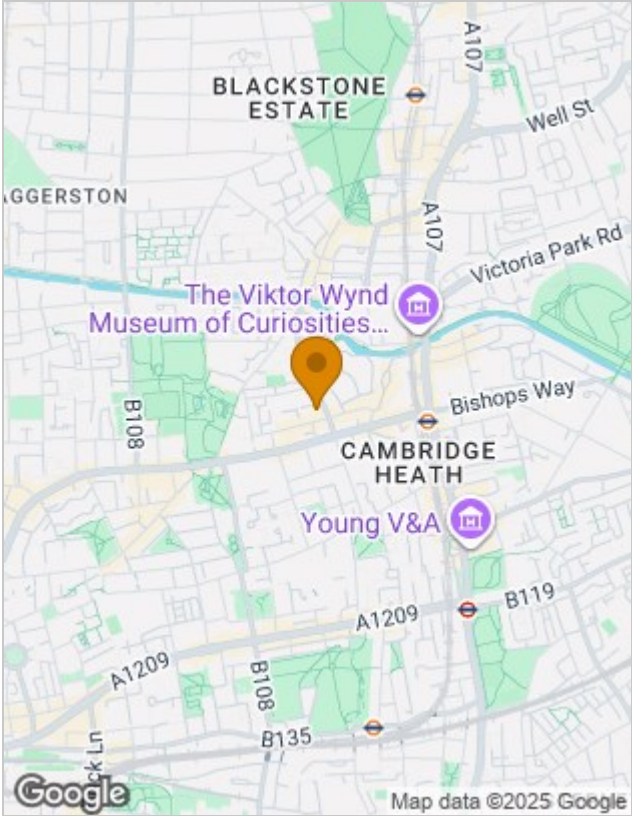
Viewing

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.

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

