



LOVE LIVING
HACKNEY



34 Berkshire Road, London, E9 5LU

Offers in excess of £525,000



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34 Berkshire Road

London, E9 5LU

- Hackney Wick location
- Private garden
- Open plan living
- Excellent transport links
- Light filled space
- Close to Victoria Park and the Olympic Park
- Two double bedrooms
- Split level

The Home -

Located in the heart of Hackney Wick, this two-double bedroom, split level maisonette is a bright and spacious home with a secluded private garden. Both bedrooms are good size doubles with wooden floors and built in storage. Berkshire Road is an exceptional location, on your doorstep is the vibrant Victoria Park, the iconic Olympic Park, and the scenic canal waterway. For food enthusiasts, you're surrounded by an array of amazing restaurants and fitness enthusiasts will appreciate the variety of options nearby, from canal runs to local fitness studios like Strong Bendy and Elite Evolution, or even F45 and CrossFit, just minutes away. The vibrant nightlife offers bars and breweries like Beer Merchants Tap, Crate Brewery, and Number 90 Bar, providing endless entertainment options. Hackney Wick station is a two minute walk away and runs London Overground services to Highbury & Islington in around 10 minutes and Stratford International in approximately six minutes.



The Indoors

You are welcomed into a bright and airy open plan living and kitchen space. The sleek, minimalist kitchen is both efficient and offers a sense of style, with ample storage for cutlery and utensils, a built-in oven, a washing machine, and a fridge freezer all designed for seamless everyday living. The adjoining living area is bathed in natural light, thanks to floor-to-ceiling window doors that open directly onto the private garden.

Heading up to the first floor, you'll find two well-proportioned bedrooms and a main bathroom. The first bedroom with natural light streaming through the window to create a serene atmosphere, there are wooden floors and a built in wardrobe. The second double bedroom offers enough space for a bed and wardrobe and also has wooden floors.

Next door, the bathroom is sleek and stylish space that features a combination of bath and shower with high-quality fixtures and fittings with clean and contemporary design ensures a relaxing space to unwind.

The Outdoors

The outdoor area offers a paved path that leads through the space, creating a low-maintenance yet inviting setting. A dedicated storage shed and bike storage make this space practical and perfect for those who love cycling along the canal or simply need extra storage.





Loving The Location

Hackney Wick lies between Victoria Park and the River Lee. Once a bustling industrial area, its green spaces and easy access to the best of east London it has drawn an eclectic and creative crowd. Since the 2012 Olympics, it has seen a significant influx of cultural investment, with new developments and facilities in easy reach of this apartment.

The Here East campus, The Breakfast Club, Randy's Wings, Mother and Gotto is a short walk away and operates as a co-working hub and cultural centre, while award-winning theatre and music venue The Yard is also close by.

The amenities of the Olympic Park are close at hand, where the East Bank, a new world-class cultural quarter, is now under construction, with new facilities for the V&A Museum, Sadler's Wells Theatre, the BBC and the London College of Fashion, as well as a new campus for UCL.

Victoria Park is a short walk away and is surrounded by a number of amazing pubs. On the north side of the park is Victoria Park Village, with its excellent range of restaurants and shops, including The Ginger Pig butchers, Bottle Apostle and Jonathan Norris Fishmongers. With a Sainsbury's located in the same building, and organic, zero-waste groceries just minutes away, convenience is always at your fingertips.

The property is a two minute walk from Hackney Wick station, which runs London Overground services to Highbury & Islington in around 10 minutes and Stratford International in approximately six minutes. The area is also well served by bus routes into town.

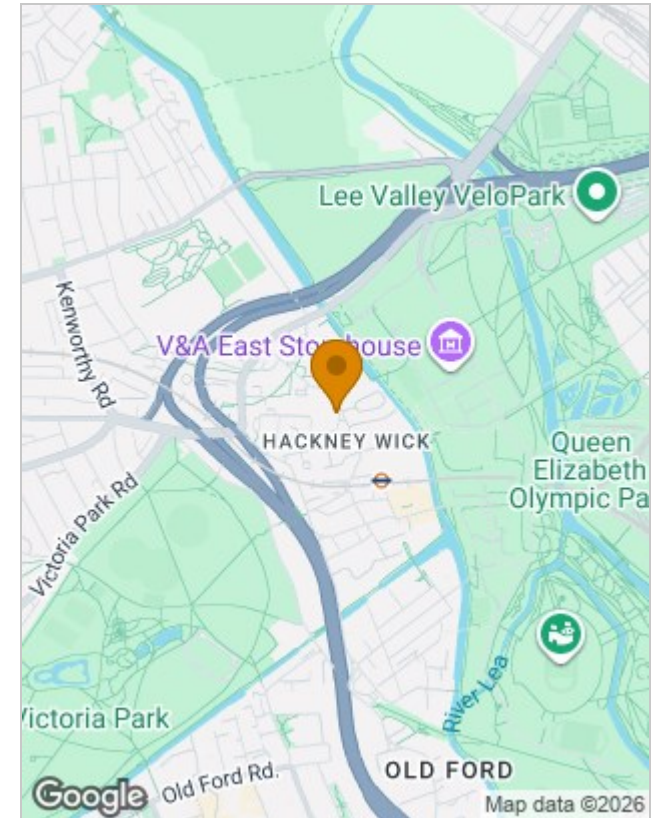




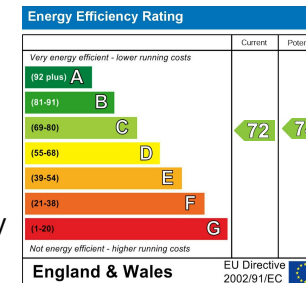
Floor Plans



Location Map



Energy Performance Graph



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>