



97b Downs Park Road, London, E5 8JE

£425,000





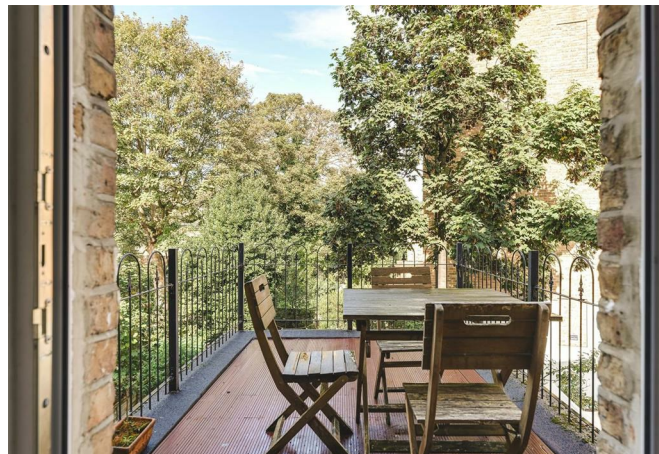
97b Downs Park Road

London, E5 8JE

- Prime location
- Excellent transport links
- Open plan living and kitchen
- Stylish Interior
- One bedroom
- Communal terrace
- South facing living area
- Vibrant surroundings

The Home -

This apartment truly offers the best of both worlds a serene, stylish retreat in the heart of Hackney's vibrant urban life, overlooking the picturesque Hackney Downs Park. Hackney Downs offers tennis and basketball courts, perfect for an active lifestyle, and the nearby Chatsworth Road is brimming with independent shops, cozy cafes, and delightful restaurants. Whether you're craving ramen from Ramen Cafe Men or picking up specialty items from L'epicerie 56, you're never far from some of East London's best offerings. From the beautifully designed interior spaces to the unbeatable location overlooking the park, this home is a perfect blend of comfort, convenience, and charm.



£425,000



The Indoors

As you step through the front door, you're immediately greeted by a warm and inviting hallway that connects seamlessly to every room in the home, giving you a sense of flow and openness. To your left, you enter a stunning open-plan living room and kitchen space. The room exudes both comfort and elegance, with sleek wooden flooring that runs throughout, adding to the home's warm, urban charm. The living area is spacious, with ample room for a large, cosy sofa, a TV setup, and even a small work-from-home space. Despite being an open-plan area, the room feels distinctly divided, thanks to its generous proportions. On one side, the kitchen is a stylish, efficient space, complete with sleek cabinetry and contemporary fixtures. The fitted oven and cooker are perfect for home-cooked meals, and there's plenty of storage to keep everything neatly tucked away. What truly makes this space shine are the stunning arched sash windows that line one side of the room. These unique Victorian-style windows flood the room with natural light, even on the cloudiest of days, creating an airy, bright, and inviting atmosphere. On sunny days, the south-facing aspect fills the room with gorgeous, golden sunlight, making it feel like a true haven of relaxation.

Just outside the living room, you'll find the sleek bathroom. Fully decked out in tiling, it's a space designed for both function and comfort. The bathroom features a luxurious bathtub, along with a heated towel rack, sleek toilet, and a stylish hand basin. There's even some overhead storage, keeping the space clutter-free while adding to its clean, efficient look. The neutral tones and modern finishes make it feel both intimate and calming.

Adjacent to the bathroom is the main bedroom. This cosy yet airy space also features beautiful wooden flooring, with a wooden bedframe and matching cupboards that add to the room's natural warmth. The large sash windows allow an abundance of fresh air and light to pour in, creating a peaceful and inviting ambiance. There's plenty of room for a fitted wardrobe, ensuring the space remains uncluttered while providing generous storage. This bedroom feels like a stylish, calming sanctuary.



The Outdoors

A lovely touch to this home is the communal roof terrace, which is shared with the apartment above. This charming, secluded space is perfect for sipping your morning coffee with views of the surrounding neighbourhood offering a sense of connection to the vibrant Hackney area. (the roof terrace is not included within the lease plan or demise but is accessible for both apartments)

Loving The Location

Downs Park is located opposite Hackney Downs Park which has tennis and Basketball courts. Chatsworth Road, which runs north from Homerton to Millfields Park and Hackney Marshes, offers many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 56. The high welfare Morgans Butchery, Stone Bros is excellent for coffee, and there is a weekly food market on Sundays. Restaurants such as Uchi, My Neighbours The Dumplings and Lucky & Joy, in addition to the legendary wine bar P. Franco are all moments away in Lower Clapton. The Star is a classic local favourite pub. The Castle Cinema, is independently crowdfunded and screens features, as well as classic and contemporary art-house films. Blok gym is a few minutes walk away.

Aside from Hackney Downs Park opposite, Clissold Park, Springfield Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush green belt 10 minutes on foot and is perfect for a dog walk, summer picnics, and even a visit to see the horses that live there year round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping forest with 20-30 minutes.

The closest stations are Hackney Central overground which offers lines to Stratford and, Highbury & Islington. Hackney Downs and nearby Clapton station offers direct lines to Liverpool Street in under ten minutes.





Floor Plans



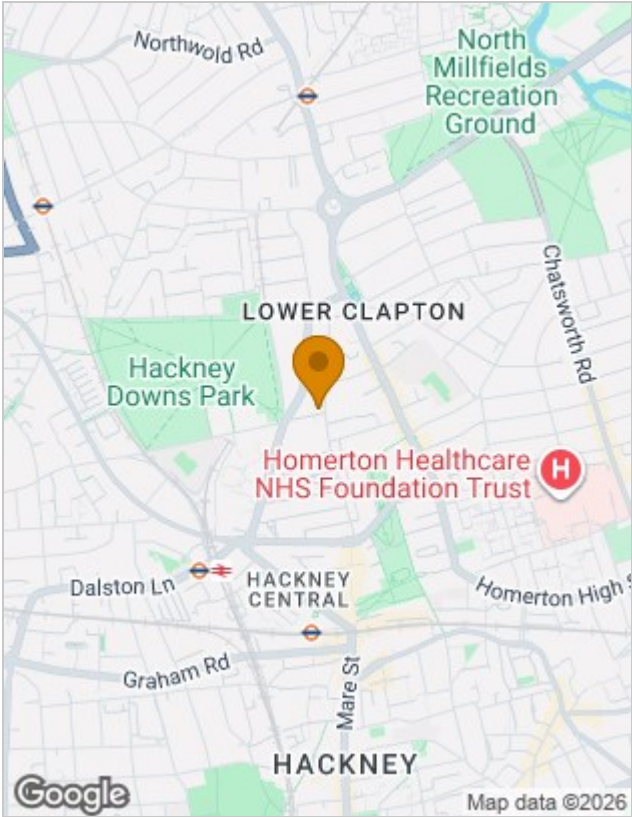
Viewing

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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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

