



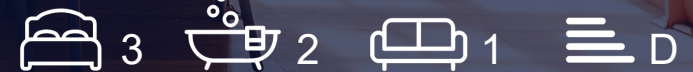
LOVE LIVING

HACKNEY



Academy Apartments Institute Place, London, E8 1JZ

Offers in excess of £825,000





Academy Apartments Institute Place

London, E8 1JZ

- Over 1,414 sq ft / 131 sqm of internal space
- Three double bedrooms
- Distinctive arched windows providing exceptional natural light
- Recently updated main bathroom plus en-suite
- Over four meter high ceilings
- Set within a converted Victorian school building
- Large open-plan living space
- Mezzanine level offering flexible additional space
- Well-connected Hackney location close to green spaces and transport

The Home -

Set within a former Victorian school conversion, this apartment at Academy Apartments unfolds across approximately 1,414 sq ft, defined by its volume, light and distinctive architectural character. The building's heritage is immediately felt in the arched windows and impressive ceiling height over four meters, giving the space a calm quality throughout.

The plan is wide, with three well-proportioned double bedrooms arranged alongside a large, open living space. There are two bathrooms in total, one of which is an en suite to one of the bedrooms. The apartment has been thoughtfully maintained and updated over time, with a recently fitted main bathroom, oak flooring underfoot and a palette that allows the original structure to remain the focus.

Located in Hackney Downs, just north of London Fields, the apartment is well placed for both green space and everyday life. The location offers a balance of connectivity and neighbourhood life, with quick access into the City and a short walk to the independent cafés, restaurants and green spaces that define the area. Victoria Park and the Regent's Canal are within easy reach, alongside a cluster of independent restaurants and cafés across Wilton Way, Dalston Lane and Richmond Road.



The Indoors

Entry is into a central hall, where the scale of the apartment begins to reveal itself. The space opens into a wide, open-plan kitchen, dining and living room, defined by its breadth and light. Two large arched windows draw in a soft, even light across the space, creating a calm, open setting for day-to-day living. The kitchen is arranged to one side in an L-shape, with generous work surfaces and integrated appliances. A breakfast bar extends out, offering a natural point for casual dining while maintaining a clear connection to the main living area. There is ample room for both a large dining table and a more relaxed seating arrangement.

A staircase rises from the main room to a mezzanine level, currently used as a flexible additional space, ideal as a study, reading area or occasional sleeping platform. It overlooks the main volume below, adding another layer to the sense of height and openness.

The three bedrooms are arranged off the main living space. Each is a true double, with the main bedroom set apart by its generous proportions and tall windows. The second bedroom is currently used as a study, with extensive shelving and workspace built in, while the third provides a quieter, more enclosed room, ideal for guests or additional use. The main bathroom has been recently updated with a clean, contemporary finish, including a full-size bath, separate shower and integrated storage. A second bathroom is arranged as an en suite to one of the bedrooms, adding a practical layer to the layout. Throughout, details such as original-style radiators, shutters and exposed brickwork sit comfortably alongside more modern interventions, giving the apartment a balanced, lived in feel.

The Outdoors

Residents have access to a shared courtyard, offering a quiet outdoor space set back from the street. It provides a simple extension of the apartment, somewhere to step out, sit or store bicycles securely.

Loving The Location





Hackney Downs overground station is just a short stroll away and transports you to Liverpool Street in under 10 minutes. Hackney Central is a 7 minute walk, connecting you to east-west routes. Several bus lines also run to Dalston, Angel and the West End from the stop in front of Academy Apartments. Pembury Circus (the junction outside the apartment) is currently being pedestrianised in order to reduce traffic and Amhurst Road is being redeveloped to provide more green spaces, both expected to finish early 2026.

Academy Apartments is located moments from the open green space of Hackney Downs which has tennis and basketball courts and is excellent for dog-walking. Opposite the property is the renowned Pembury Tavern with superb ACE Pizza and, if you like pizza, the notorious Spurstowe Arms / Dough Hands is less than ten minutes too. Papa's Bagels, Oren and (Michelin-starred) Casa Fofò are all five minutes away. This apartment also enjoys a prime location just north of Mare Street and the popular London Fields. It falls well within the catchment area for the highly regarded Mossbourne Community Academy. Beautiful green spaces such as Hackney Marshes, Victoria Park and the Regent's Canal towpath are within easy reach, offering a merge of city life and nature.

The neighbourhood is a haven for food lovers, with standout local favourites including Lardo on Richmond Road, Mambow in Clapton, Café Cecilia on Regent's Canal, the Italian Japanese fusion of Angelina on Dalston Lane, Tom's Pasta near Hackney Downs, Violet on Wilton Way and the acclaimed Behind near London Fields.

Weekly markets bring energy to nearby Victoria Park and Well Street, while Broadway Market has earned a reputation as a top food destination, especially on Saturdays when it hosts a vibrant food market. Dusty Knuckle, Brunswick East and E5 Bakehouse, renowned for their freshly baked artisan breads and grains, all lie within 10 minutes.

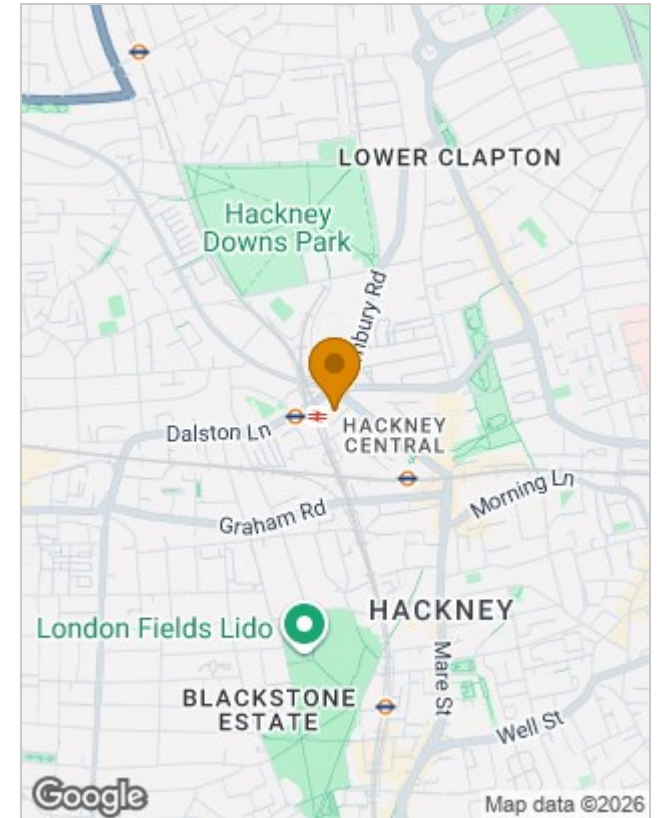




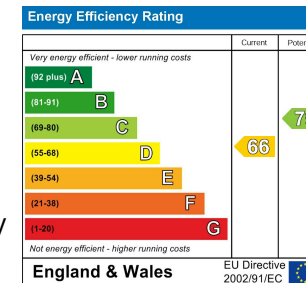
Floor Plans



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.

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