LOVE
LIVING



48 Vyner Street, London, E2 9DQ

Offers in excess of £600,000

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48 Vyner Street

London, E2 9DQ

- Duplex apartment
- No onward chain
- Close to Victoria Park and London Fields
- Long Lease
- Own entrance
- South facing balcony
- Moments from the Regents Canal

The Home -

A few yards from the buzz of Broadway Market, Regents canal and Victoria Park, Vyner Street became a thriving hub of the east London art scene, with critically acclaimed galleries attracting an eclectic mix of dealers, collectors, artists and art students to packed private views. This two bedroom duplex apartment is situated in an iconic warehouse conversion and has been designed with much thought given to light and space. Internally complemented with a neutral palette throughout, engineered wooden flooring and brick slip wall effect tiles.





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The Indoors

Access to the building is via a secure entry system, with stairs leading to the apartment situated on the upper levels of this impressive building. Each apartment has its own entrance with private front area ideal for entertaining and alfresco dining. The upper floor is home to the kitchen, open plan living area and balcony. The living area has a wonderful sense of connection to the outdoors, care of glass doors that open to the south facing balcony. Here, the engineered wooden floors have been stained a handsome dark shade and links the room seamlessly. The kitchen is a mix of low and high level cabinetry, finished in a high gloss grey frontage housing integrated appliances.

Stairs lead you down a central hallway with storage cupboard and access to two double bedrooms and bathroom. The generous main bedroom is found at the front of the plan. The bathroom has a contemporary finish with fully tiled walls, inset mixer taps, wall hung sink and built in toilet cistern. The second bedroom is at the rear of the plan and enjoys excellent light.

The Outdoors



The apartment enjoys two out side spaces allowing you to enjoy morning and evening sun. The front of the property offers an area ideal for a BBQ and a balcony off the lounge area allows you to take in the evening and afternoon sun.

Loving The Location

The apartment is well situated for the best of Bethnal Green and the neighbouring locales, including London Fields, Wilton Way, Columbia Road, Mare Street and Broadway Market. Hackney Road is home to an increasing number of popular restaurants and bars, including Morito, Sager + Wilde and The Marksman. O-Zone Coffee roasters have recently opened an all-day café in the Antipodean vein very close by, specialising in excellent coffee, pastries and an ever-changing brunch menu. The excellent Common Ground coffee is also a stroll away.

The green spaces of Victoria Park and London Fields are all a short walk from the apartment. Broadway and Columbia Road Markets, with their wide array of independent shops and cafés, are close by. Particularly popular are Climpson's Coffee, Donlon Books, Pavilion Bakery, Brawn, The Royal Oak and Campania & Jones. Liverpool Street is an easy walk away, as are Brick Lane and Spitalfields Market, Redchurch Street and Shoreditch House.



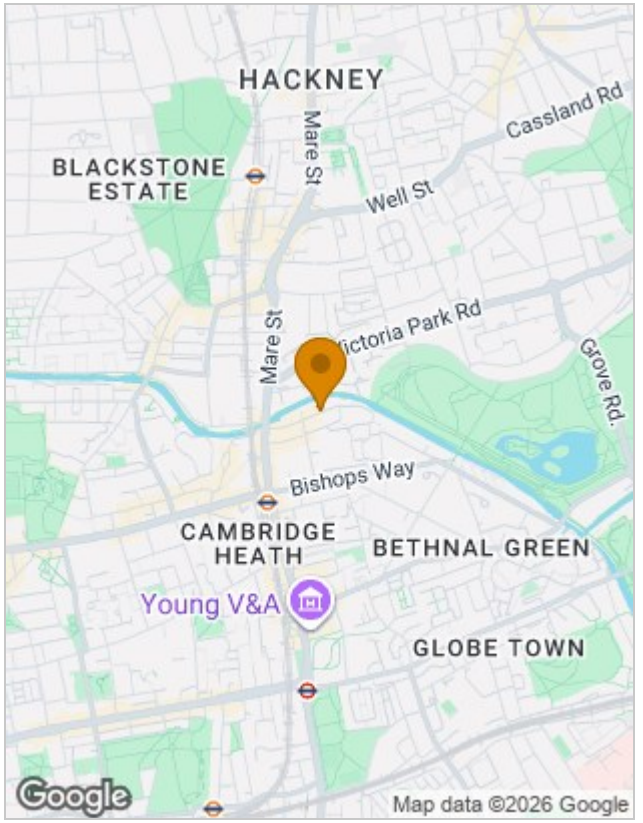




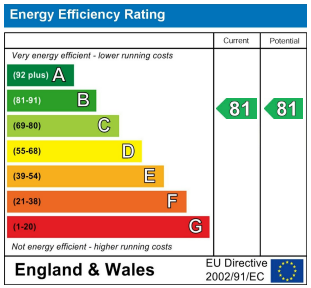
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Love Living 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.

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