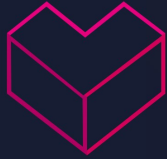


LOVE LIVING



81 Goldsmiths Row, London, E2 8QR

Offers in excess of £525,000





81 Goldsmiths Row

London, E2 8QR

- First-floor Victorian apartment extending to approximately 668 sq ft
- Bespoke contemporary kitchen with terrazzo worktops and warm oak cabinetry
- Versatile second bedroom ideal as a guest room or home office
- Roll-top bath within a bright, well-proportioned bathroom
- Beautifully remodelled open-plan kitchen, living and dining room
- Large 16ft main bedroom with excellent proportions
- High ceilings and original sash windows throughout
- Moments from Broadway Market, London Fields, Columbia Road and Regent's Canal

The Home -

Overlooking one of East London's most recognisable streets, this beautifully proportioned first-floor apartment pairs considered contemporary updates with the character of a Victorian building in the heart of Hackney. Extending to almost 670 sq ft, the apartment unfolds through a series of well-balanced spaces, where high ceilings, sash windows and generous room proportions create a calm, light-filled home moments from Broadway Market, London Fields and Regent's Canal.

The current owners have introduced a thoughtfully designed kitchen that sits seamlessly within the open-plan living space, combining rich timber cabinetry, terrazzo worktops and integrated lighting to create a warm, understated aesthetic. Elsewhere, the interiors remain elegant and uncomplicated, allowing the scale of the rooms and quality of natural light to take centre stage.



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The Indoors

A generous entrance hall sits at the centre of the apartment, connecting each room with an easy sense of flow.

The reception room is particularly impressive, spanning over 16ft in width and comfortably accommodating separate areas for cooking, dining and relaxing. Twin sash windows draw natural light across the space throughout the day, while the bespoke kitchen has been designed with clean lines, integrated storage and a refined material palette that feels both contemporary and timeless.

The main bedroom sits quietly to the front of the building, occupying an impressive footprint of over 16ft in length. There is ample space for freestanding furniture alongside a dedicated workspace or reading corner.

The second bedroom offers flexibility as a guest room, nursery or home office, benefitting from bespoke shelving and warm timber flooring.

The bathroom retains a classic feel, complete with a freestanding roll-top bath positioned beneath a large sash window, creating an unexpectedly tranquil space within the apartment.

Loving The Location

Goldsmiths Row is one of Hackney's most sought-after addresses, perfectly positioned between Broadway Market and Columbia Road.



Saturdays bring the bustle of Broadway Market, while Sundays are reserved for the famous Columbia Road Flower Market just a short walk away.

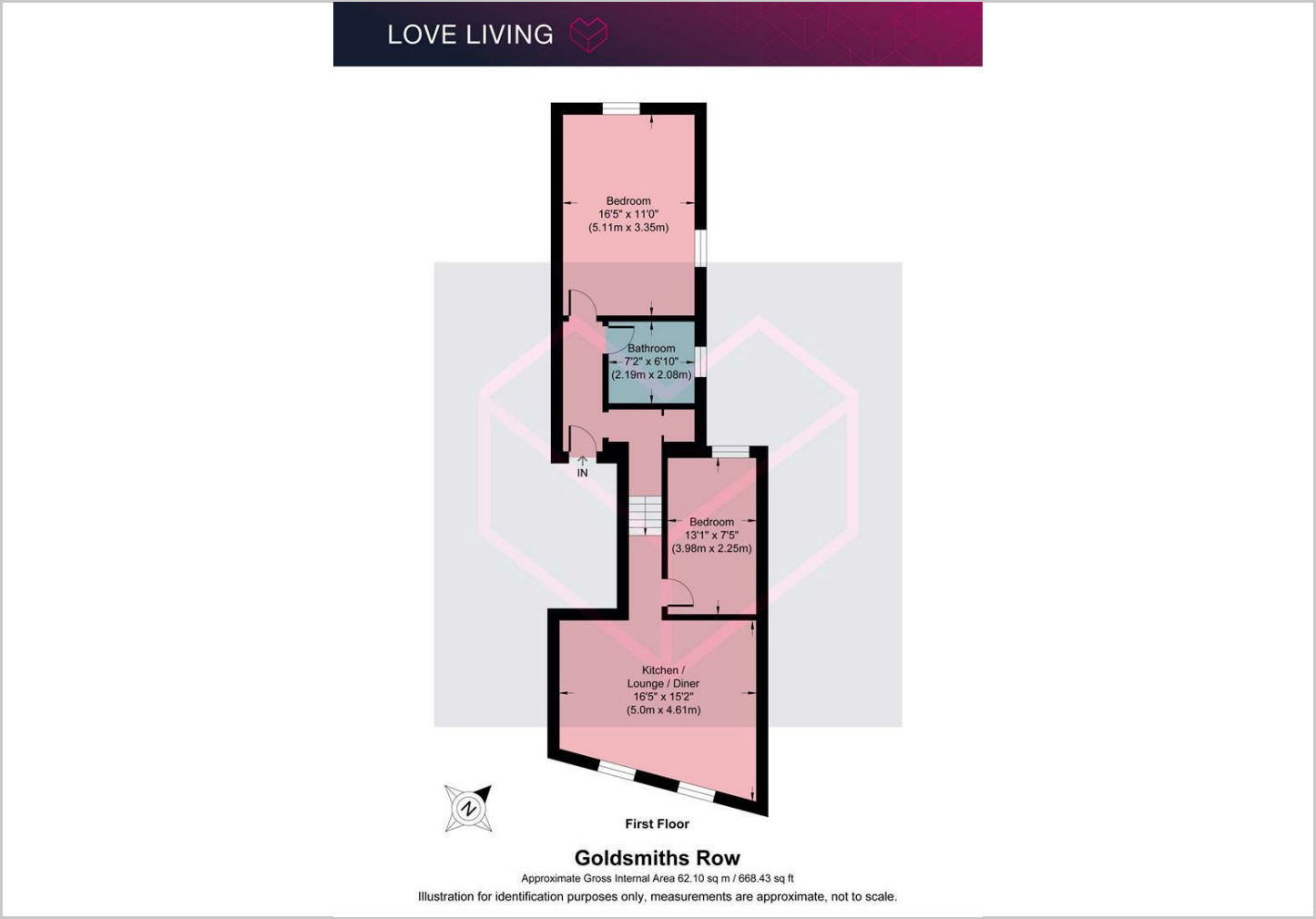
London Fields, Victoria Park and Regent's Canal are all within easy reach, offering some of East London's best green spaces alongside waterside walks, cafés and independent restaurants. The neighbourhood is renowned for its mix of creative businesses, acclaimed eateries and local institutions, making it one of London's most vibrant places to live. The Regent's Canal which is a landmark of East London that runs through the borough from Stratford/Hackney Wick, all the way to Islington and beyond. The apartment is positioned between some of the City's most vibrant areas, with Broadway Market, Shoreditch, Bethnal Green, London Fields, Dalston and Victoria Park all within a 15-minute walk. An abundance places to eat, drink and shop are on the doorstep, such as Café Cecelia across the Road and Brat at Climpson's Arch. Elliot's, Leroy and Bistroteque restaurants are all nearby. Broadway Market itself has a huge array of cafes, pubs, and restaurants to enjoy and on Saturdays it comes alive with the Market that brings wonderful food options and Vinyl, clothing stalls aplenty. London Fields is a short walk away and nestled in the middle is the famous London Fields Lido.

Bethnal Green, Cambridge Heath and London Fields stations are all nearby, providing swift connections across London via the Central Line, Overground and National Rail services.





Floor Plans



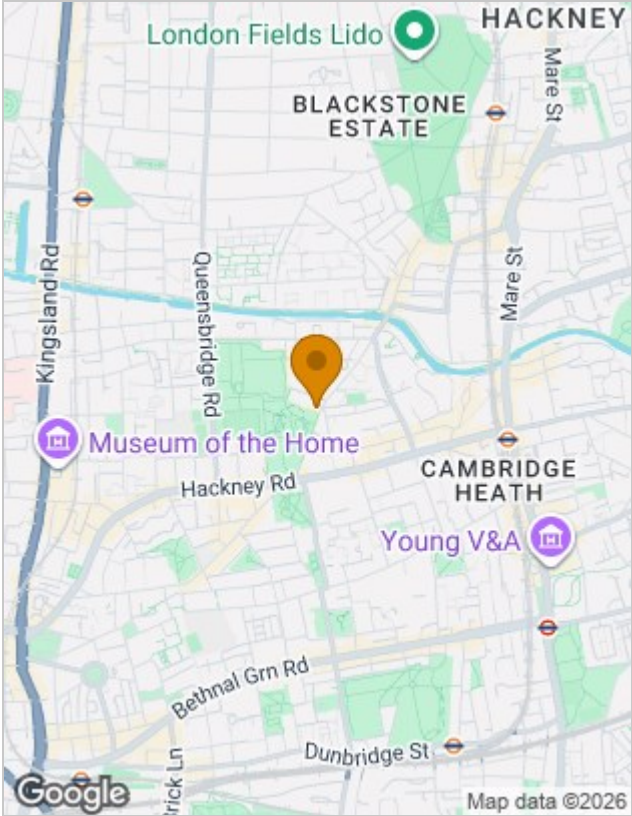
Viewing

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.

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Location Map



Energy Performance Graph

