



LOVE LIVING
HACKNEY



69b Shrubland Road, London, E8 4NL

Offers in excess of £400,000





69b Shrubland Road

London, E8 4NL

- Fully refurbished interior using Little Greene and Farrow & Ball
- Accessible transport links
- Separate kitchen with solid oak counters and ceramic sink
- Wonderfully styled throughout
- Moments away from London Fields
- Perfect for first time buyers

The Home-

This charming one-bedroom Victorian apartment is full of character and style, offering a bright and intelligently laid-out living space ideal for modern living. Recently extensively refurbished throughout, the property features a spacious living room with period fireplace, a stylish separate kitchen, a sleek and elegant bathroom and smart built-in storage. Set on the peaceful and highly sought-after Shrubland Road, you're just moments from Haggerston Station, Regent's Canal, and the independent cafés, restaurants, and parks that define Hackney's vibrant appeal. Whether you're a first-time buyer, a professional, or someone looking for a calm but well-connected East London base, this home offers warmth, quality, and community.



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The Indoors

From the front door you are led to a living space that perfectly balances comfort and style. The neutral colour pallet adds warmth, while the large sash window floods the room with natural light. There's space for a sofa, TV set-up, and even a dining area, ideal for entertaining guests or relaxing in peace. Custom rebuilt shelving and a newly installed fireplace surround complete this cosy, stylish room.

Adjacent to the bedroom is a bright, fully separate kitchen. With a solid oak countertop, ceramic sink, and terracotta floor tiles, it hosts both style and function. Offering an in-built oven and ample storage for all your cooking essentials. A large sash window brings in plenty of light, creating a cheerful, usable cooking area.

The main bedroom is tucked at the far end of the apartment and features space for a double bed and wardrobe. Wool carpet underfoot adds comfort, and the sash windows ensure the room stays bright throughout the day. It's a peaceful space that feels private and welcoming.

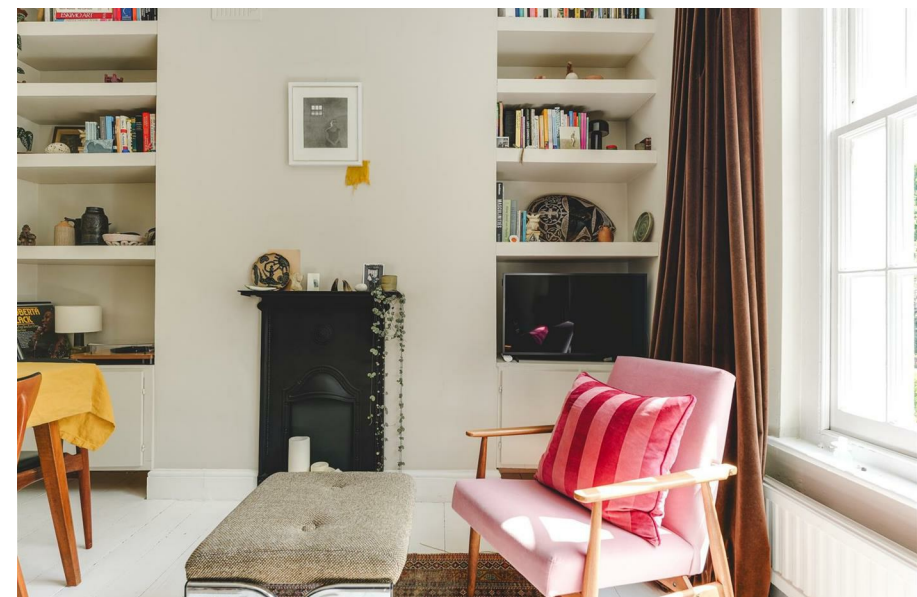
The bathroom is sleek and stylish, featuring a bathtub with shower head, slate floor tiles, a heated towel rail, and high-end traditional fixtures. New bath panels and polished finishes make this a spa-like retreat that balances classic design with practicality.

Loving The Location



Shrubland road is excellently located, just moments from the popular London Fields and vibrant Broadway Market, and close to the green spaces of Victoria Park and the Regents Canal path. There are numerous amazing restaurants locally, notably Lardo on Richmond Road, the renowned Angelinas on Dalston Lane, Elliots and Bright on Mare Street, plus Pidgin and Violet on Wilton Way. Weekly markets take place at Victoria Park, Well Street and Broadway Market has a reputation for some excellent places to eat and drink; it also hosts a food market on Saturdays. The E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread and grains, and nearby Netil Market is a thriving hub of restaurants, breweries and coffee roasters. 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.

London Fields Overground Station is a short walk away, as is Haggerston overground, both offering easy access into the City and West End.





Floor Plans



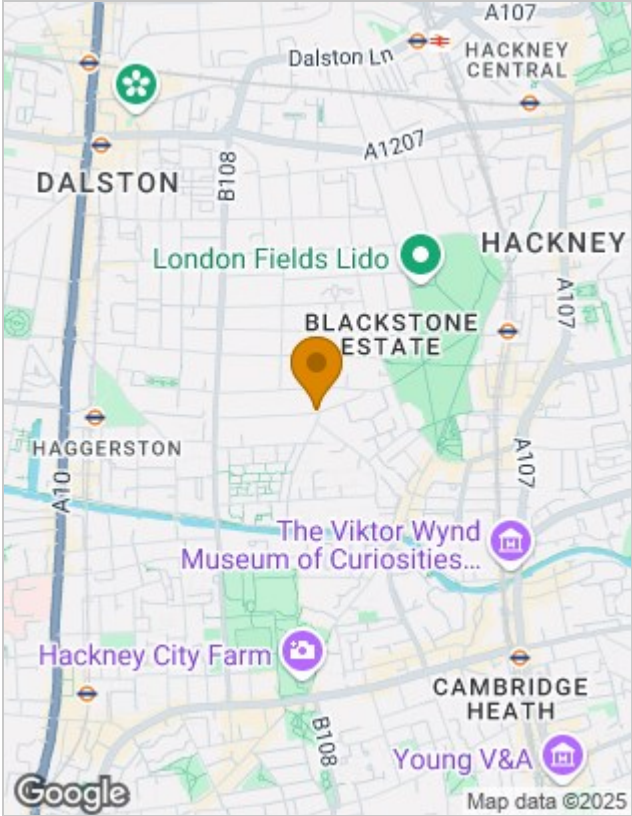
Viewing

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

