



LOVE LIVING
HACKNEY



32A Mabley Street, London, E9 5RH

£475,000



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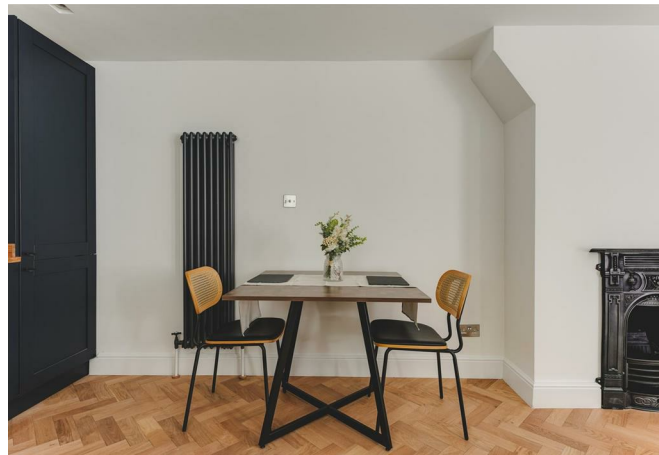
32A Mabley Street

London, E9 5RH

- Fully refurbished throughout
- Contemporary bathroom
- Charming fireplace
- Excellent transport links
- Two spacious bedrooms
- Open-plan kitchen/living area
- Private paved courtyard
- Close to Victoria Park

The Home –

This elegant two-bedroom home is bestowed with comfort, and an unbeatable location. With a full refurbishment, elegant interiors, private outdoor space, and a strong community feel, it's perfectly suited for first time buyers. Every inch of this home has been meticulously upgraded, including a full redecoration with a soft, neutral palette, brand new flooring throughout (carpeted bedrooms, high-quality tiles in the bathroom), Sleek modern kitchen with integrated appliances, new bathroom suite with premium fixtures, freshly landscaped courtyard and an updated electrics and heating for peace of mind. Located just off Victoria park for lush green spaces, this home enjoys the perfect mix of urban buzz and green space. Transport links are exceptional, with Homerton Station only minutes away, offering Overground services to Stratford International, Highbury & Islington, and beyond.



£475,000



The Indoors

Upon entry, you're guided to the left where you'll find the main bedroom a calming haven, carpeting underfoot invites relaxation, while a generous bay window bathes the room in natural light throughout the day. The space comfortably fits a double bed and room for storage.

Back into the hallway, just steps away, sits the main bathroom. Featuring a walk-in shower, heated towel rail, and sleek designer fixtures, this space is functional and indulgent. The beautiful intricate tiling brings a touch of class that mirrors the design flow of the entire home.

Next to the bathroom lies the second bedroom, ideal for a guest room, child's room, or home office. It's equally inviting, with the same cosy carpeting and a bright ambiance courtesy of large windows.

Continue on to the open-plan kitchen and living area, designed for modern living. The kitchen is fully equipped with an integrated fridge-freezer, built-in oven, and generous cabinetry for storage, all complemented by sleek matte finishes and durable countertops. The layout allows for easy flow between cooking, dining and relaxing. In the living area, there's ample space for a sofa and entertainment setup, along with a charming fireplace that adds warmth and character. Full-glass doors open onto a private paved courtyard

The Outdoors

The courtyard is a tranquil outdoor space perfect for your morning coffee, or even a few potted plants.

Loving The Location

Chatsworth Road runs north from Homerton towards the green fields of Clapton and the Marshes. It offers a selection of independent shops, cafes



and restaurants such as Shanes and Fika, and specialist food suppliers L'epicerie.

Hackney Wick is nearby and lies between Victoria Park and the River Lee. Once a bustling industrial area, it now draws an eclectic and creative crowd. Since the 2012 Olympics, it has seen a significant influx of cultural investment, with new developments and facilities in easy reach of this house. There are numerous restaurants and bars, including the Michelin-starred Cornerstone, as well as Silo and Crate Brewery.

The Here East campus, The Breakfast Club, Randy's Wings, Mother and Gotto is a short walk away and operates as a co-working hub and cultural centre, while award-winning theatre and music venue The Yard is also close by.

The amenities of the Olympic Park are close at hand, where the East Bank, a new world-class cultural quarter, is now under construction, with new facilities for the V&A Museum, Sadler's Wells Theatre, the BBC and the London College of Fashion, as well as a new campus for UCL.

Homerton station, is minutes away and runs direct services to Stratford international and Highbury & Islington on the London Overground.





Floor Plans



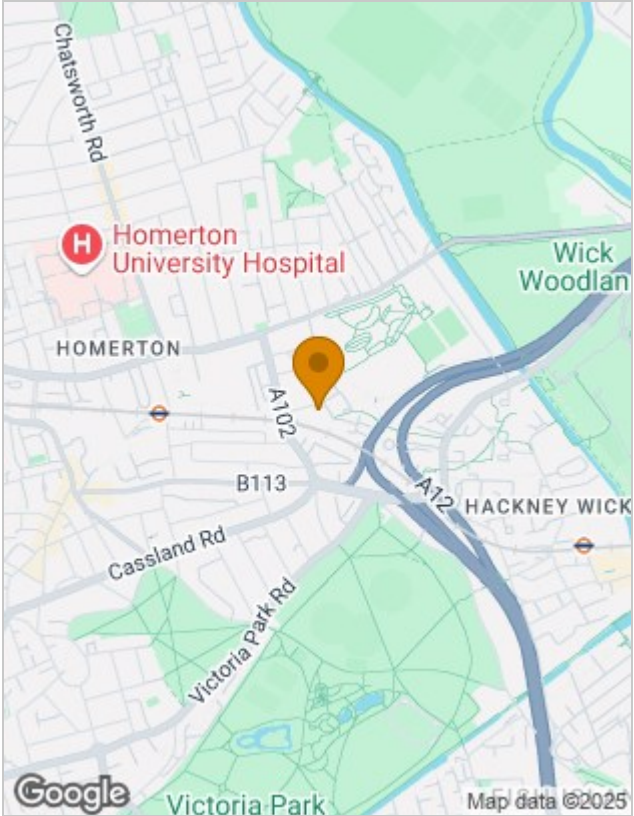
Viewing

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

