



LOVE LIVING  
HACKNEY



80C Cadogan Terrace, London, E9 5HP

Offers in excess of £500,000





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# 80C Cadogan Terrace

London, E9 5HP

- Light-filled open-plan kitchen and living space
- Main bedroom with fitted wardrobes and large windows
- Green spaces including Victoria Park and the Olympic Park within walking distance
- Share of freehold
- Close to Victoria Park Village and Hackney Wick
- Two bedrooms
- Close to Hackney Wick Overground
- Overlooking Victoria Park

## The Home -

Set along Cadogan Terrace and overlooking Victoria Park, this home offers an easy, comfortable layout with two well-sized bedrooms, a bright open-plan living space, and a well-finished bathroom. The area is known for its lively mix of local pubs, weekend markets and independent shops, with Victoria Park and the Olympic Park only a short stroll away. Excellent transport links at Homerton and Hackney Wick make the location even more convenient.



## The Indoors

Stepping into the hallway, the home opens up to the left into a generous kitchen and living space. Sash windows frame the room and bring in steady light throughout the day, and there's plenty of room for a dining table. The kitchen is fitted with useful storage, a fridge-freezer and a dishwasher, keeping everything practical and easy to use.

Next to this space sits the main bathroom, fitted with a walk-in shower, clean-lined fittings and a heated rail.

The first bedroom, currently arranged as a study, has enough room for a bed and additional storage, making it flexible for work or rest.

Opposite is the main bedroom, comfortably sized for a double bed and fitted wardrobes, with large windows that brighten the entire room.

## Loving The Location

Cadogan Terrace is perfectly located between the pubs,



shops, restaurants and Sunday markets of Victoria Park Village, Hackney Wick and Chatsworth Road. Victoria Park Village is home to a wonderful array of organic cafes, shops and delis including Ginger Pig butchers, The Deli Downstairs, Jonathan Norris fishmongers, Bottle Apostle wine merchants and Gail's bakery. In addition, there are numerous excellent pubs and bars including the Lauriston, the Empress and the Royal Inn on the Park, and Bar Bruno.

Hackney Wick has seen a significant influx of cultural investment since the 2012 Olympics. There are numerous restaurants and bars including the award-winning Cornerstone, Silo and Crate Brewery. The Here East campus 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.

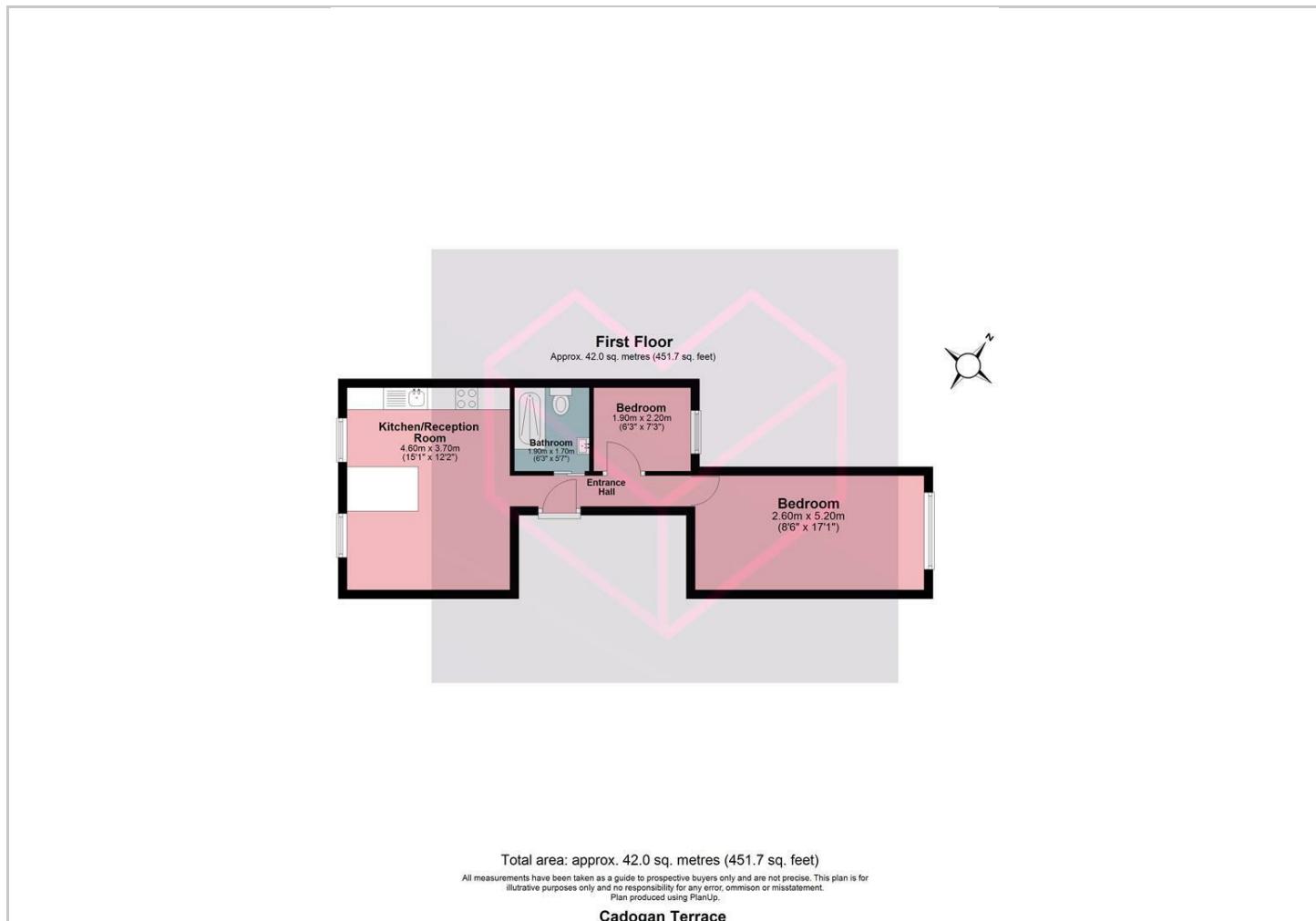
The green spaces of the Olympic Park, Victoria Park and London Fields are all within easy walking distance.

Homerton and Hackney Wick stations are equidistant, running London Overground services to Highbury & Islington (Victoria Line) in one direction, and Stratford International (Jubilee Line) in the other.

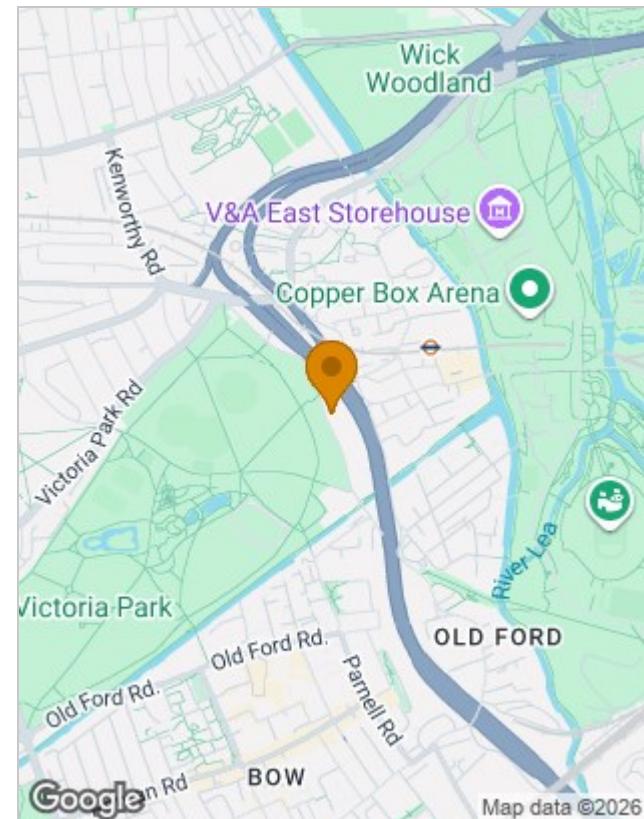




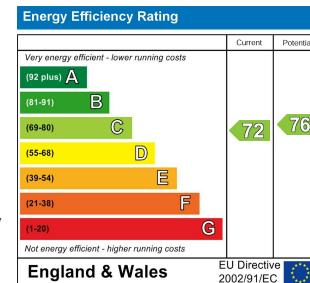
## Floor Plans



## 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.

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.