

Front Garden  
14'0" x 9'11"

Reception Room  
13'11" x 13'5"

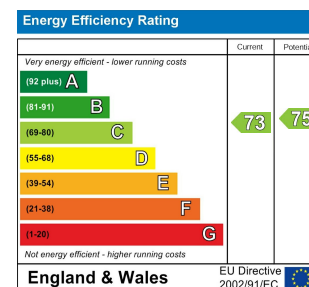
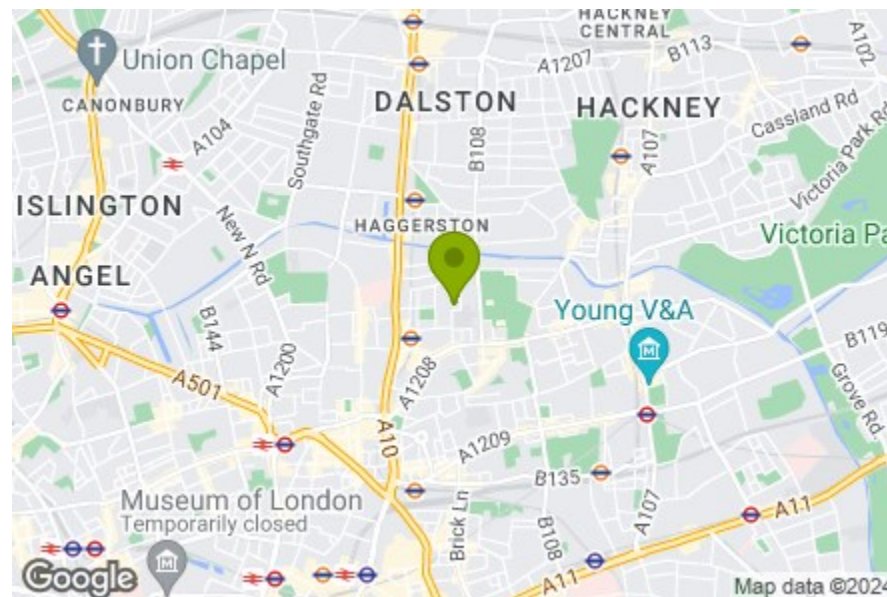
Shower Room  
4'11" x 6'4"

Bedroom  
8'1" x 10'11"

Kitchen  
5'4" x 10'11"

Patio  
13'11" x 5'4"

Total Area: 36.7 m<sup>2</sup> ... 395 ft<sup>2</sup> (excluding patio, front garden)  
All measurements are approximate and for display purposes only



## WEYMOUTH TERRACE, HACKNEY

Offers In Excess Of £300,000 Leasehold  
1 Bed Apartment



### Features:

- One Bedroom Apartment
- Ground Floor
- Private Garden
- Refurbished Throughout
- Moments Away from Hoxton Station
- Ideal for First Time Buyers/ Investors

This is a fantastic opportunity to live in a refurbished one-bedroom apartment in the heart East London, mere moments away from Hoxton station, and less than ten minutes from the world renowned Columbia Road Flower Market.

Situated on the ground floor, the apartment benefits from having a private front garden and rear patio, as well as a separate kitchen and reception room.

REQUEST A VIEWING  
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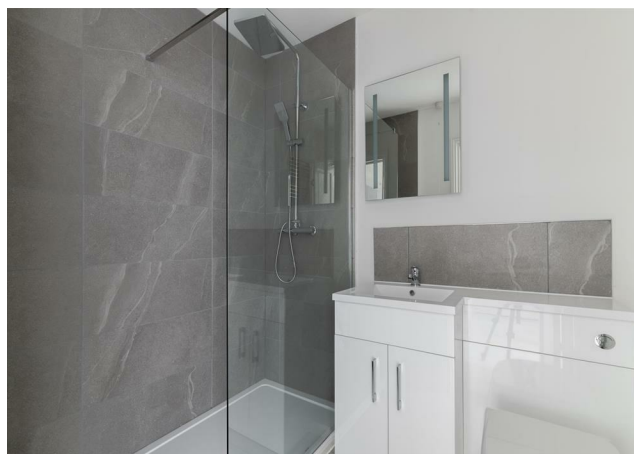
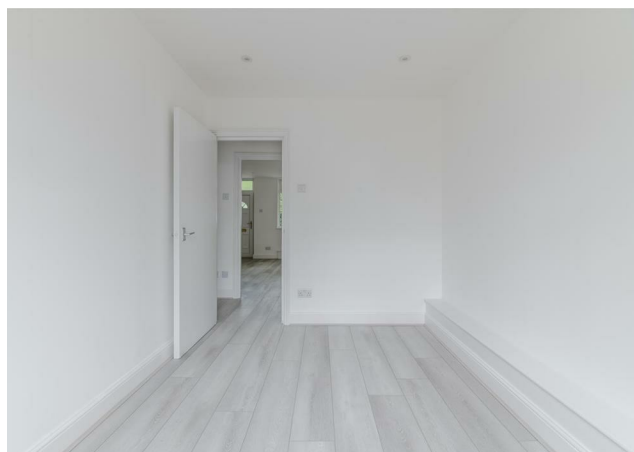
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#### IF YOU LIVED HERE...

Thanks to its pristine condition, you can instantly welcome friends and family into your beautiful apartment. The interior palette is made up of calming neutrals, so settling in and unpacking will be a doodle.

You'll love relaxing in your reception room, which has plenty of natural light thanks to the generous windows. When it's warm outside, you can enjoy spilling out into the front garden - a rarity in such a central part of London. But that's not all, at the rear, leading off the sleek kitchen, you have a south-facing rear patio - perfect for catching the sunshine.

Just like the contemporary kitchen, the bathroom is just as pristine, with sleek tiling and a walk-in shower, and the double bedroom is a great size with plenty of natural light.

Head outside and you'll find yourself in the heart of dynamic Hoxton - an area that attracts visitors from around the globe, but that you can call your home. As well as fantastic bars and restaurants, you've got plenty of green space, including Haggerston Park, which houses the brilliant Hackney City Farm, full

of soothing sights for the soul. In the other direction you'll also find the charming Museum of the Home (formerly the Geffrye Museum), set in beautiful gardens with a lovely cafe. Just north, the Regent's Canal meanders by, creating a calm mood amongst the hustle and bustle.

As well as being home to such iconic institutions, this area is constantly evolving, so exploring will never get boring. Get ready for a busy time ahead!

#### WHAT ELSE?

- Six minutes away, Hoxton station sits on the East London Line between Haggerston and Shoreditch High Street. The area is also served well by bus routes, and as it's so central, walking is incredibly easy (especially to the city).
- You're spoilt for choice with pubs and bars, but Signature Brew Haggerston would be a good first stop, with its excellent beer and music. Then try a pint at Fanny Nelsons, a pub previously named after Lord Horatio Nelson and now in tribute to his wife.
- You have to get to Columbia Road Flower Market early to skip the crowds of tourists, but that's not a problem for you since you live so nearby. Grab a takeout from one of the many fantastic coffee shops and soak of the scenes, knowing you can escape if it gets too much.



#### A WORD FROM THE EXPERT

"I feel right at home in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer. Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces. I have found my home in Hackney and it holds a very special place in my heart."

EVA BOUZAKI  
HACKNEY BRANCH MANAGER

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