

Reception Room  
10'7" x 15'7"

Kitchen  
4'8" x 10'0"

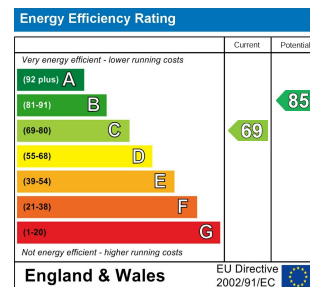
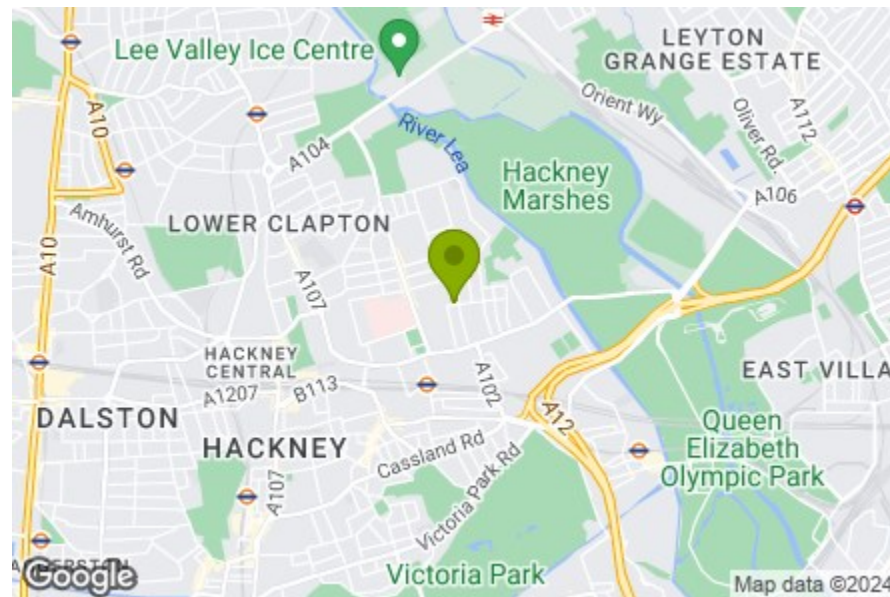
Bedroom  
10'7" x 11'5"

WC

Bathroom  
4'9" x 8'0"

Bedroom  
10'7" x 16'0"

Garden  
7'6" x 18'4"



## ASHENDEN ROAD, HACKNEY

Offers In Excess Of £475,000 Freehold  
2 Bed House



### Features:

- Two Bedroom
- One Bathroom and Separate WC
- Freehold
- Arranged Over Three Floors
- Private Garden
- Chain Free

A modern, charming, two double bedroom home. Arranged over three floors, with its own private garden and just moments from local nightlife, restaurants and cafes. Hackney Marshes and Homerton station are also just a ten minute stroll away.

As noted, at nearby Hackney Marshes you can take walks and bike rides North along the River Lea, or head South to the Queen Elizabeth Olympic Park where there's a whole host of sporting and leisure facilities.

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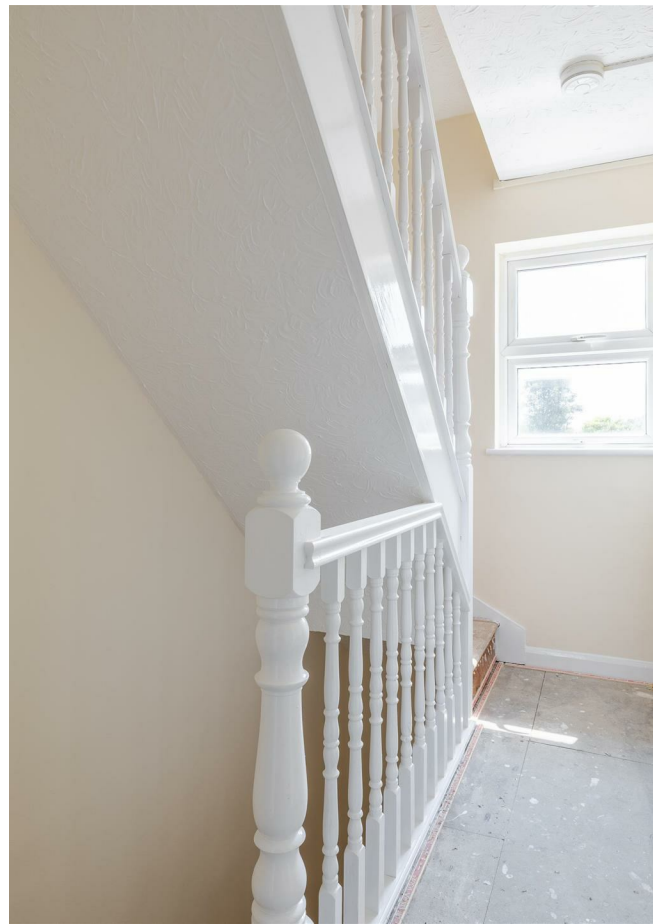
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#### IF YOU LIVED HERE...

Stepping into your entrance hall you'll find your well arranged kitchen to the left. With pristine white cabinets and dark marbled countertops, you have plenty of space for food storage and preparation. Next door you'll find your 165 square foot reception room, with smooth engineered hardwood flooring and dual aspect, with windows to the side and rear. A rear door gives direct access to your large patio, surrounded by timber fencing and with plenty of space for al fresco entertaining.

On the first floor, your sleek bathroom has a bright window, chrome fixtures and fittings and smoky grey flooring. Next door, in your 120 square foot principal bedroom, you have garden views and an additional en suite WC and washbasin. Up on the second floor you'll find your second sleeper, with 170 square feet of floor space and a lovely dormer window bathing the whole room in natural light.

You have two great gastropubs, just moments from your front door on Homerton High Street. At The Adam and Eve, live DJ events take place most weekends and their walled beer garden is

the perfect place to relax with a tasty craft ale or one of their hearty plates. Just opposite is The Spread Eagle, the first vegan pub in London. Quickly becoming a favourite with locals, all food and drinks are plant based and they also have a beautiful courtyard beer garden.

#### WHAT ELSE?

- Your nearest station is Homerton, where Overground services enable direct door to door journeys of twelve minutes to Stratford, eighteen minutes to Camden Road and forty seven minutes to Shepherd's Bush.
- On nearby Chatsworth Road you'll find artisan cafes, independent eateries and some great wine and cocktail bars. In particular we'd recommend Nobody Asked Me and Dovetail Bar for sustainably sourced wines and amazing cocktails, respectively.
- Fish and Chips ventures into the realm of fine dining at nearby Cod & Co. Dine in surrounded by exposed brick, glossy tilework and rustic furniture or choose a catch of the day to take home.



#### 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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