



BODNEY ROAD, LONDON, E8
£765,000 LEASEHOLD

CHARMING TWO-BEDROOM FLAT IN A VICTORIAN CONVERSION WITH PRIVATE ENTRANCE

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DESCRIPTION:

Nestled in a delightful Victorian conversion, this spacious two-bedroom flat offers a unique blend of character and modernity. Boasting over 1000sqft of living space and two large bedrooms, this beautifully finished home features its own private entrance behind a gated courtyard, ensuring a sense of independence and privacy.

The heart of this flat is its generous open-plan kitchen and double-height living area, perfect for relaxing and entertaining. Shortlisted for the AJ Retrofit of the Year Award 2021, the considered materials and spatial design creates a fluid, inviting environment, with the practical consideration of an added cloakroom and utility.

The light-filled flat also benefits from approved planning permission for a rear-roof extension, providing the opportunity to add value with a third-bedroom and roof top access. The provided drawings (plan and section) offer a clear vision of the potential. The courtyard provides dedicated bike storage.

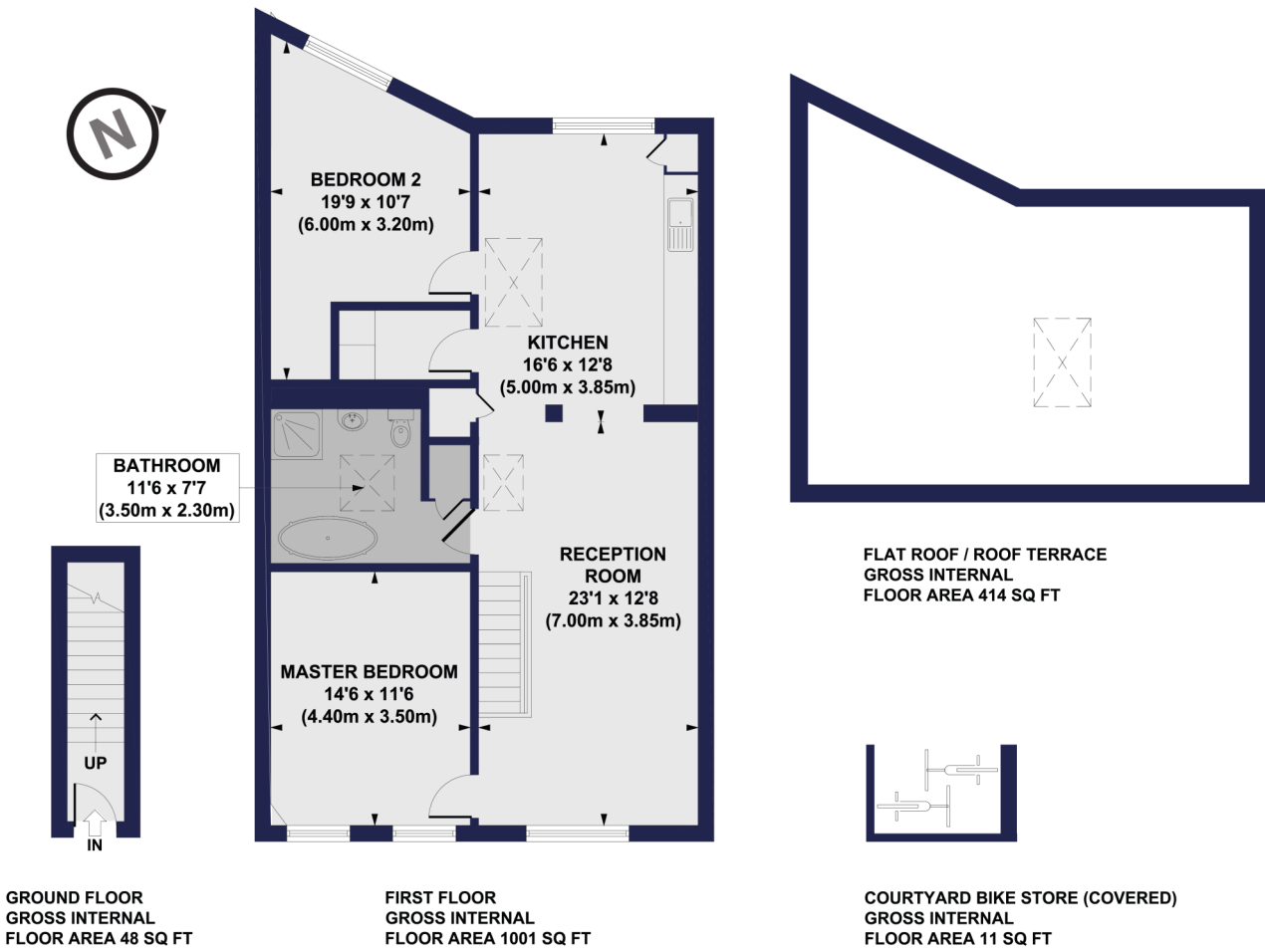
Situated on Bodney Road, this property will soon enjoy increased tranquillity as the road will be converted to an access-only route from December. This change, coupled with the agreed £10 million transformation of Pembury Junction and creation of the Amhurst Road Green Corridor, will significantly improve the local area. Located close to Hackney Downs and Hackney Central stations, the property is in an exceptional location with swift transport to the City and neighbouring areas, and within walking distance of London Fields' Broadway Market, Stoke Newington Church Street, and the rich offerings of Hackney Central. It is also within the catchment area of Outstanding nurseries and schools, including the coveted Mossbourne Community Academy.

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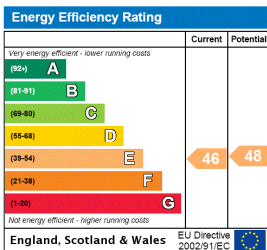
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Approx. Gross Internal Floor Area 1049 sq. ft / 97.53 sq. m



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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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