

# Easthaus



 — Guide Price £375,000

 — First Floor Apartment

 — 1 Bedroom

 — 1 Bathroom

 — Circa 517 sqft

## Hacon Square, Richmond Road, E8

Offered on a long lease, this one bedroom flat with access to a private balcony is set within a secure and gated development in the heart of London Fields.



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Inside, the apartment is simply laid out with a bright reception room leading onto the balcony and a separate kitchen with good storage. The bedroom is well-sized and sits next to a bathroom with a full bath and overhead shower. Two hallway cupboards offer useful storage.

## Area

The apartment is enviably positioned just moments from London Fields Overground station, less than 5 minute's walk, and only a few strides further from the open green space of London Fields itself, home to the much-loved heated lido, tennis courts and regular weekend markets.



The area has become one of east London's most dynamic neighbourhoods, with an ever-growing collection of independent cafés, restaurants and cultural spaces. Broadway Market, just a short walk away, offers a lively and eclectic mix of food stalls and boutique shops each Saturday, alongside long-standing favourites like Pavilion Bakery, The Cat & Mutton and Hill & Szrok. El Ganzo Café remains a firm local go-to for coffee and brunch, while Brat x Climpson's Arch, Cafe Cecilia, Morito, and Pophams on Richmond Road have brought refined yet relaxed dining to the area, drawing a devoted following.

Neighbouring Mare Street and Well Street also continue to evolve, home to the curated food and retail spaces of Mare Street Market and Netil Market.



The Regent's Canal towpath and Victoria Park are both easily reached on foot, offering peaceful walking and cycling routes that connect to Hackney Wick, Islington and beyond. London Fields station provides swift direct links into Liverpool Street, while a range of well-connected bus routes and local cycle lanes ensure easy access across the city. Several Santander cycle stands are also dotted nearby.

## Details

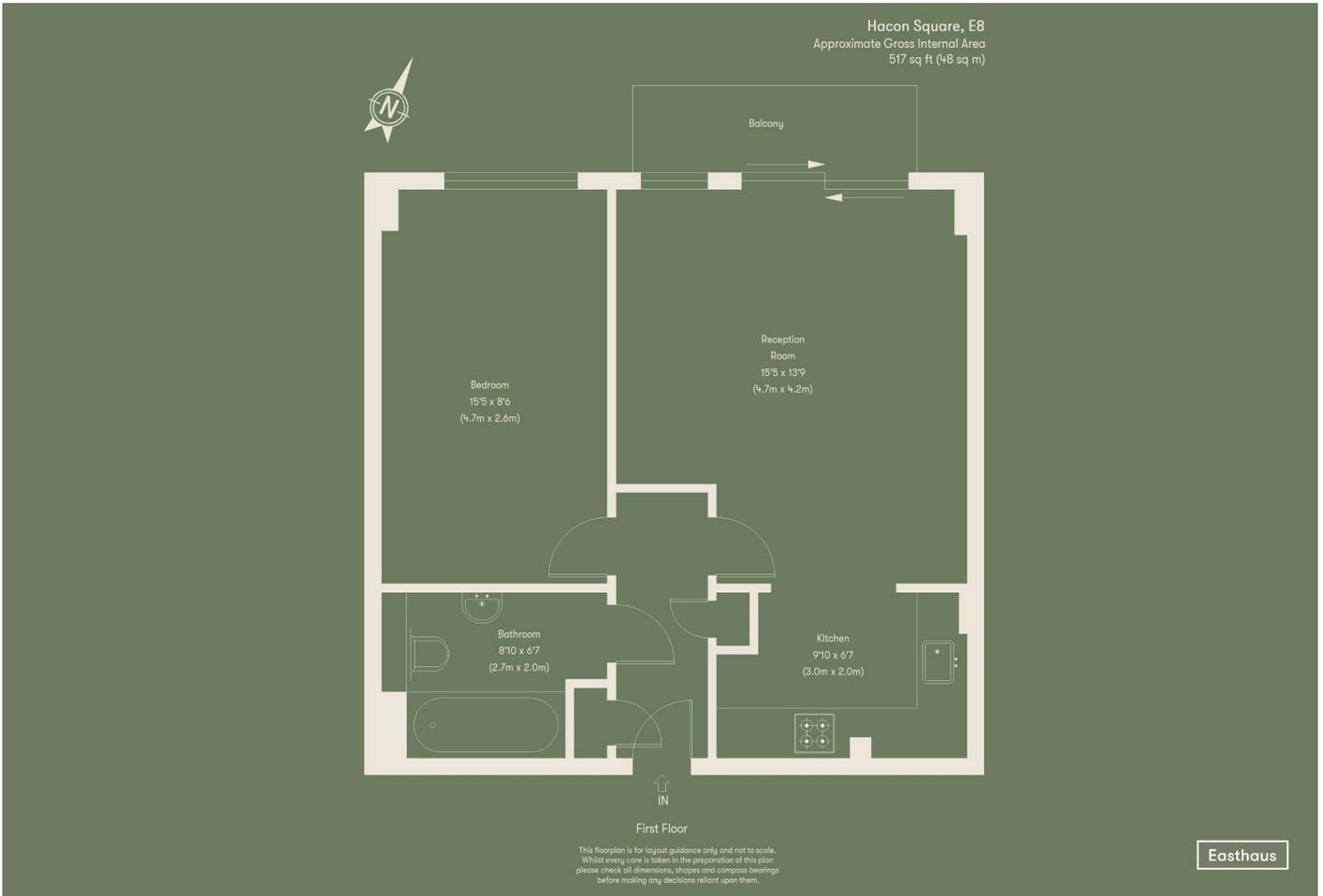
Tenure: Leashold circa 131 years remaining  
Service Charges circa £3375.93 (inclusive of a reserve fund contribution)  
Ground Rent £200pa  
Local Authority Hackney  
Council Tax Band C  
EPC Band C



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