



LION MILLS, HACKNEY ROAD, LONDON, E2
£415,000 LEASEHOLD

**CHARMING ONE BEDROOM APARTMENT IN
 THIS PERIOD BUILDING JUST OFF HACKNEY
 ROAD.**

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DESCRIPTION:

A double bedroom warehouse conversion apartment situated in the heart of East London, offers a shared courtyard, original sash windows and high ceilings, just 500m from Broadway Market. This light – filled apartment is set on the first floor of this former cotton mill.

On entering the property, you are greeted with a semi-open plan kitchen/living room, creating a cosy and quaint space. Both the kitchen and large reception rooms are illuminated with light from the large sash windows and the dining area is spacious enough for a dining table, perfect for entertaining guests. The master bedroom, located off the entrance hall benefits from original wooden floor, sash windows and plentiful wardrobe space. The bedroom also includes family bathroom, fitted with a full-sized bathtub and W.C.

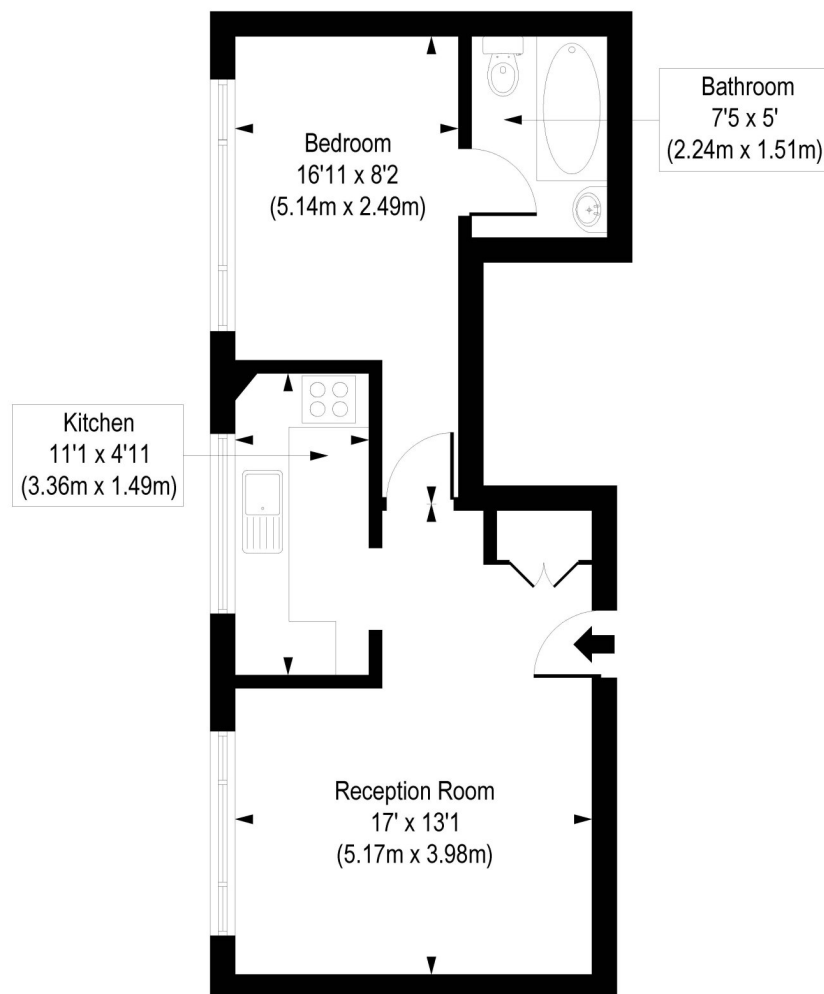
The green spaces of Haggerston Park, Victoria Park and London Fields are all close by. The building is just half a mile from Broadway market and Columbia Road flower market, 0.3 miles from Cambridge Heath Station, 0.5 from Benthall Green station with direct links to central London and Liverpool Street. Surrounded by great places to eat, drink and shop, this area has an abundance of things to do and transport links.

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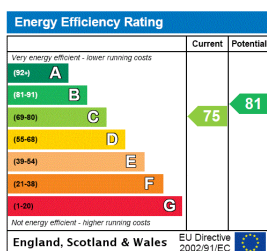
Lion Mills, Hackney Road, E2
Approx. Gross Internal Floor Area 403 sq. ft / 37.47 sq. m



First Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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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