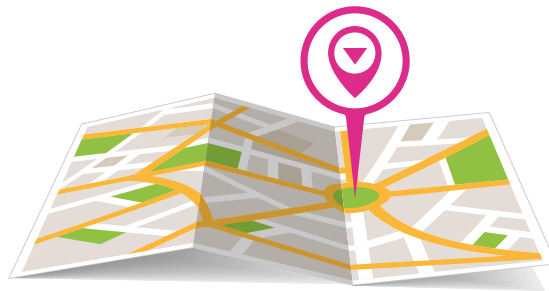


PROPERTY AREA GUIDES



A GUIDE TO **HACKNEY**



A GUIDE TO HACKNEY

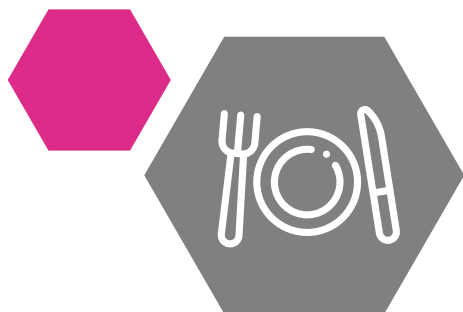


Over a period of 20 years Hackney has transformed into one of its most desirable.

During this time, house prices in Hackney have risen more than in any other London borough, however. Houses now sell for well over £1 million in London Fields and in the pretty back streets around Hackney Central.

Regeneration in the area has seen the emergence of a new cultural quarter around the town hall, including renovated Hackney Empire venue, a Picturehouse multiplex cinema and a new library. The famous Mare Street still remains Hackney Central's busy and bustling street for local shops, but a few steps away in the back streets you will find new cafés, bars and restaurants that are thriving.

In Hackney you will find fine Georgian houses around the Clapton Square area and in the streets around St John's churchyard. In Hackney Central, including London Fields, you'll find attractive early Victorian terraces. You'll also find new blocks of flats, converted warehouses and some tough estates of social housing.



RESTAURANTS

The main local shopping street is Mare Street.

There are high street branches of M&S, Primark and supermarkets, but gadget shops, small grocers, bargain stores, and household shops and fabric shops dominate Mare Street.

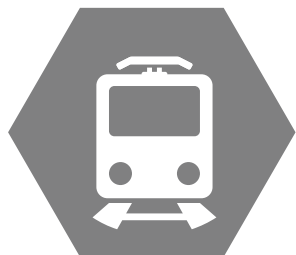
Much of Hackney Central's attraction is tucked away from the main roads. Wilton Way is where you will

find bars, cafés and the well-known restaurant Pidgin – which serves a four-course fixed menu changing every week. In Richmond Road, Lardo specialises in cured meats and pizza. The Lobster Bar is predominately a fish restaurant, and on the corner of Queensbridge Road, The Richmond is a top gastro pub.

There are quiet gardens St John's Church, a green oasis in the heart

of Hackney Central that has become an attraction in recent years. London Fields has a heated lido and Victoria Park is close by.

Hackney Empire is the gem in the borough's cultural crown. It was recently renovated and puts on plays, operas, variety, classical music concerts, comedy and a famous Christmas pantomime.



TRANSPORT

Hackney Central is on the London Overground, commuters change at Canonbury for trains to Shoreditch High Street and for the City. Nearby stations Hackney Downs and London Fields have trains to Liverpool Street taking a maximum of 15 minutes or less. All stations are in Zone 2.

There are a number of bus routes into the City too, including the No 48 to Liverpool Street and London Bridge, the 55 to Oxford Circus, 106 to Whitechapel, 227 to Canary Wharf and many more.



Over ground



Hackney Central



SCHOOLS

PRIMARY SCHOOL

"OUTSTANDING" RATE

St John & St James CofE
in Isabella Road

Orchard in Holcroft Road

Kingsmead in Kingsmead Way

London Fields
in Westgate Street

Holy Trinity CofE
in Richmond Road

COMPREHENSIVE

"OUTSTANDING" RATE

The City Academy (co-ed, ages 11 to 18)
in Homerton Row

Clapton Girls' (ages 11 to 18)
in Laura Place

Mossbourne (co-ed, ages 11 to 18)
in Downs Park Road

"GOOD" RATE

Cardinal Pole RC (co-ed, ages 11 to 18)
in Morning Lane

The Urswick CofE (co-ed, ages 11 to 18)
in Paragon Road

Petchey Academy (co-ed, ages 11 to 18)
in Shacklewell Lane





ABOUT US

Living Space Estate Agents is one of North London's leading residential sales, lettings & property management agents. Combined with over 18 years experience in the industry and local area has provided us with the valuable knowledge and enviable reputation as a professional, dedicated and proactive organisation, which looks after its clients interests at all times.

We constantly review the services we provide our clients, to ensure we are at the cutting edge of the industry. We tailor our services to each individual clients needs, where we are able to provide the services they require in helping them to achieve their goals, "a swift letting or sale without all the usual complications and stresses".

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