



**STIRLING  
ACKROYD**

**FOR SALE**

**171 Morning Lane,  
Hackney, E9 6LH**

**2,133 sq ft**

**Hackney Freehold  
Investment Opportunity  
Comprising One  
Commercial Unit & 2  
Residential 1 Bedroom  
Flats**



**VIDEO TOUR**

**stirlingackroyd.com**



---

## Description

The building offers a commercial unit at the front and 2 x 1 bed flats (ground floor and 1st floor) at the rear of the property.

This mixed use commercial and residential asset is ideal for investors and also for residential owner occupiers seeking commercial and residential income. This site would also appeal to investors seeking mixed use assets in Hackney.

---

## Key points

- Mixed Use Investment Opportunity
- Ideal For Residential Owner Occupiers Seeking Additional Commercial/Residential Income
- Building Configuration: Commercial Unit Offering A Rental Income Of £30,000 Per Annum & 2 Vacant Self Contained 1 Bedroom Flats
- Commercial Unit 1,497 SQ FT & Two 1 Bedroom Flats 318 SQ FT each - Total 2,133 sq ft
- Hackney Central Station Is Within Seven Minutes Walk
- Central Hackney location - Close to Mare Street



---

## Location

Located at the mid section of Morning Lane (B113) - just west of the junction with Ponsford Street. Hackney Central London Overground station is within 7 minutes walking distance.

Easy access to the shops, bars, cafes and restaurants in close proximity in Hackney Central/Mare Street and the Hackney Fashion district. Situated close to the Burberry factory outlet, the building further benefits from a high volume of passing vehicle traffic.

---

## Transport Links



Hackney Central 0.3 Miles



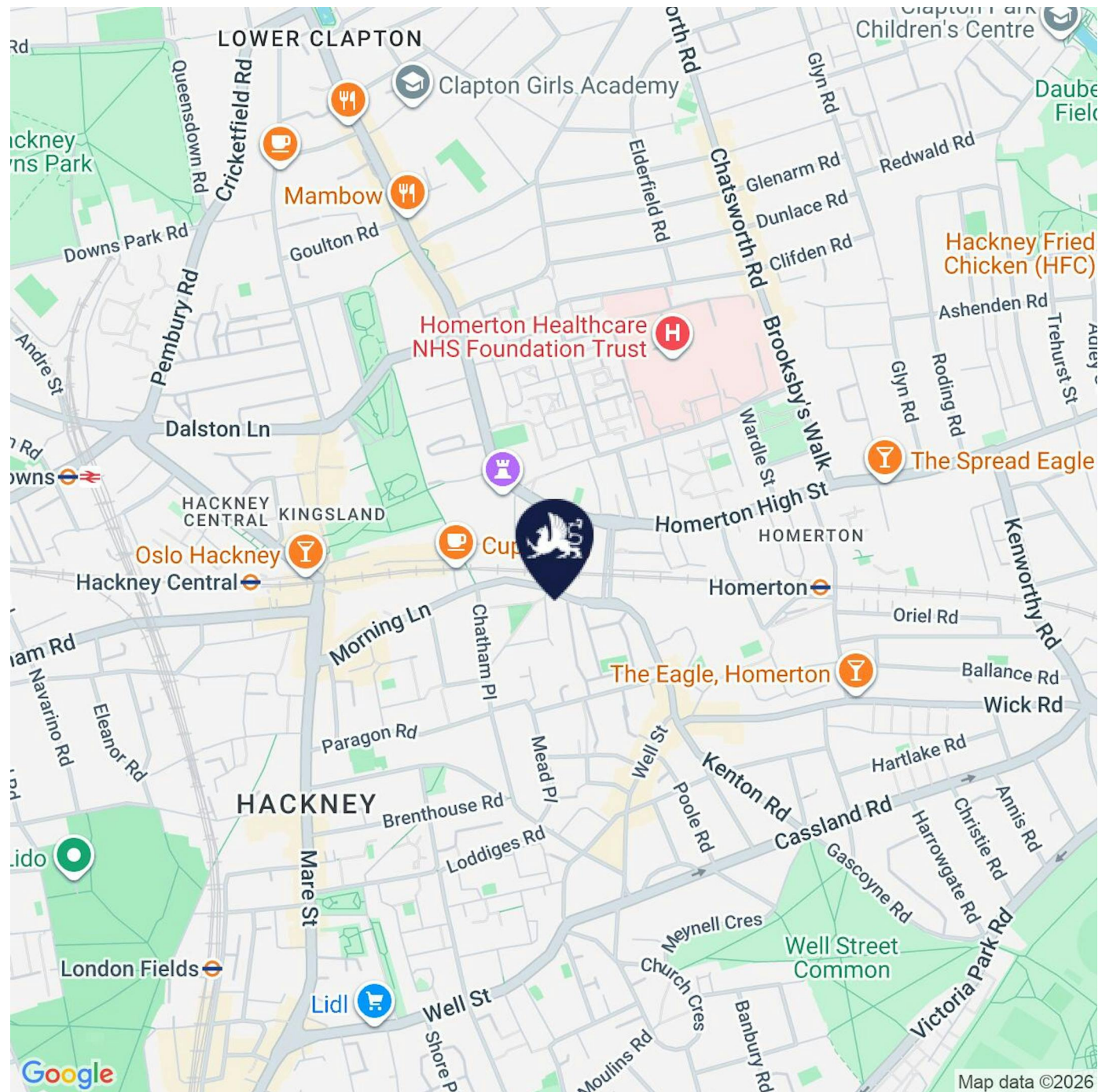
Homerton 0.5 Miles

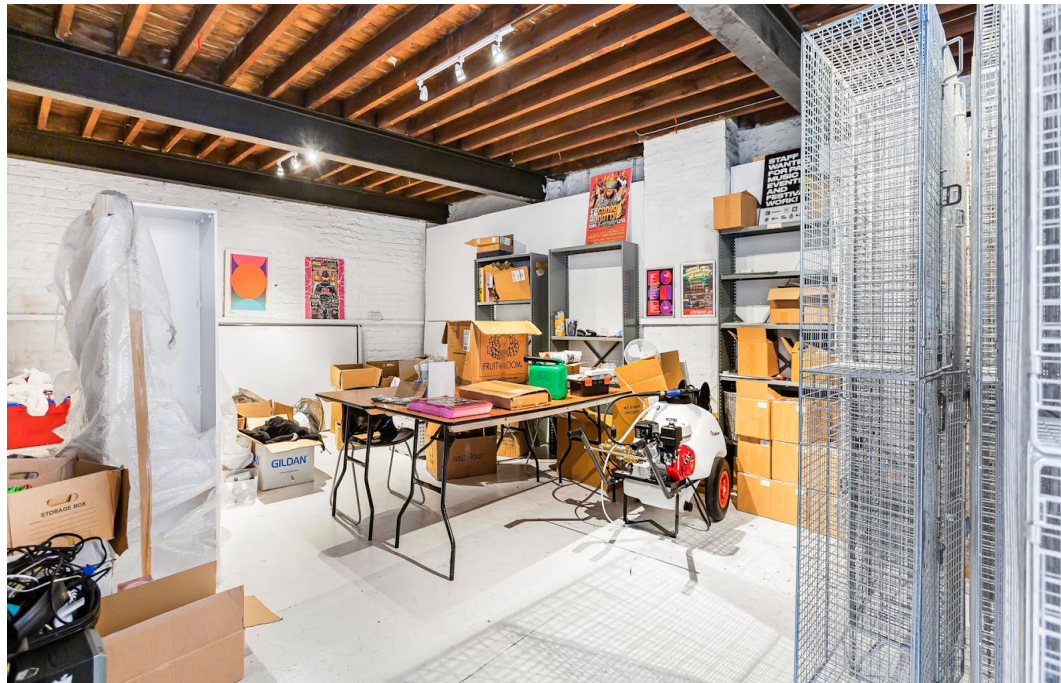
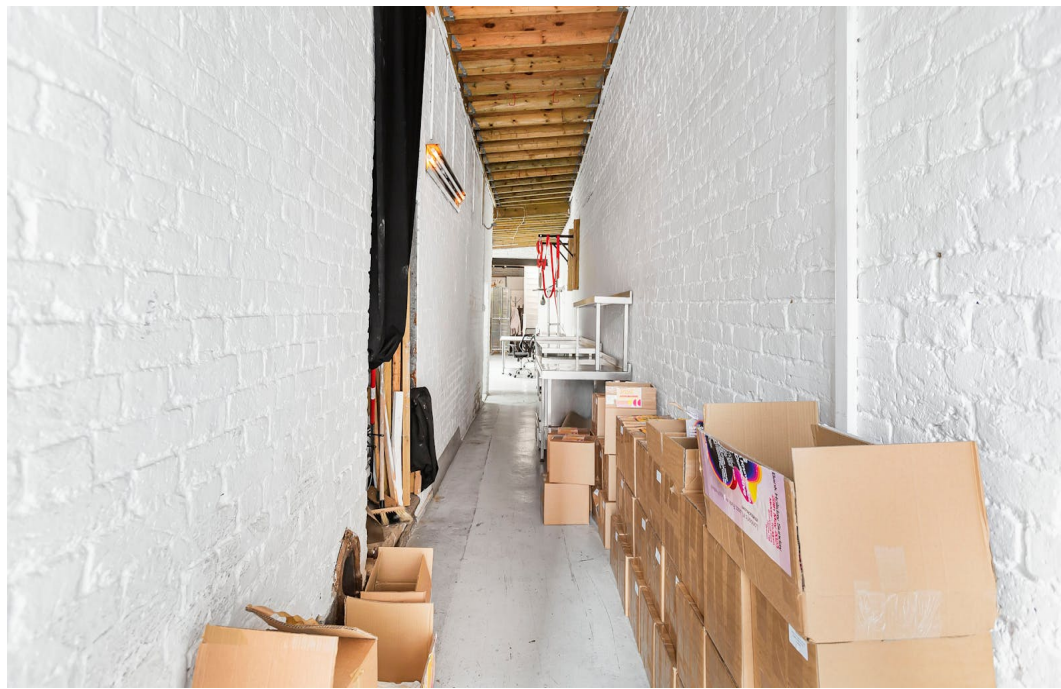


Hackney Downs 0.5 Miles



London Fields 0.6 Miles





## Accommodation

Name	sq ft	sq m	Availability
Ground	968	89.93	Available
Ground - Flat (Rear)	318	29.54	Available
1st	529	49.15	Available
1st - Flat (Rear)	318	29.54	Available

## Viewing & Further Information



**Iftakhar Khan**  
0203 911 3666  
07809 091 294  
ikhan@stirlingackroyd.com



**Brett Sullings**  
0203 911 3666  
07826 547 772  
bretts@stirlingackroyd.com

## Rents, Rates & Charges

Price	£1,200,000
Rates	On application
Service Charge	On application
VAT	To be confirmed
EPC	D (77)

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 02/06/2026