



LOVE LIVING  
HACKNEY



10 St John's Church Road, London, E9 6EJ

£4,500



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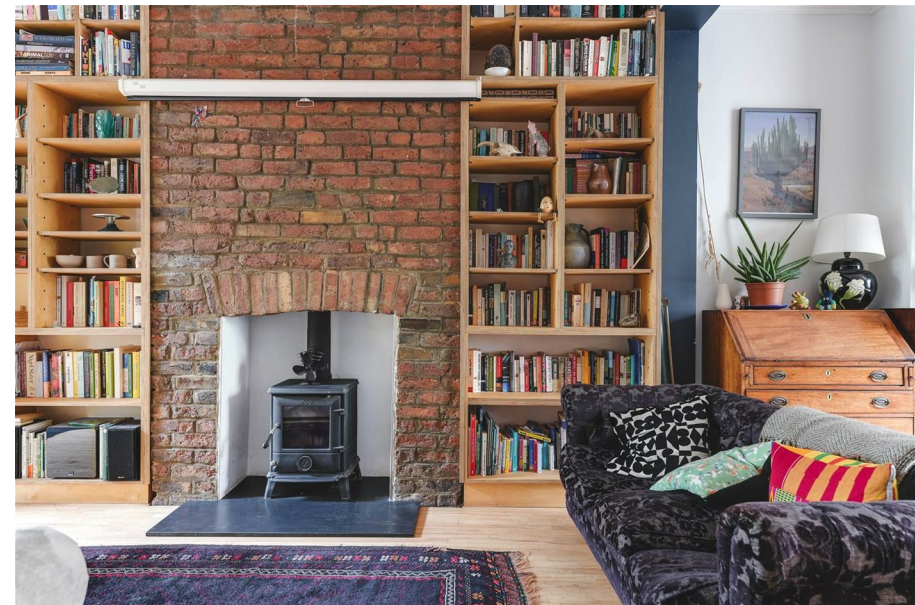
# 10 St John's Church Road

London, E9 6EJ

- Victorian house
- Four bedrooms
- Sought after location
- Original features
- Three storey
- Over 1,723 square feet
- Excellent transport links
- Two bathrooms

## The Home -

This charming four bedroom, architecturally designed family home is arranged over three floors, the ground floor has been opened up to create a light filled, lateral space that looks out onto the lush garden. The house retains a wealth of Victorian features throughout, with the original sash windows, fireplaces, high ceilings and solid wood floors, over 1,723 square feet of living space and two bathrooms. St John's Church Road is located perfectly for the transport links of Hackney Central, the vibrant Lower Clapton and Chatsworth Road with its fine array of cafes, restaurants and shops, plus an excellent choice of outstanding primary and secondary schools nearby.



## The Indoors

The original door opens onto the hallway which has a handy area for hanging coats and stacking shoes. Two glass paneled doors open into the vast living space, here (and throughout the house) we have solid wood floors under foot, original sash windows allow the light to flow through, there are original fireplaces with marble surrounds and original cornicing accentuates the great ceiling height. The living area includes a large projector screen to watch movies and TV, there is a wood burner set into an exposed brick chimney and bespoke built shelving either side.

The kitchen has hand crafted bespoke wooden counters and cabinets, and stylish eye-catching tiles and a double induction oven. A chest freezer is located in the basement for ample food storage, there are slate tiles underfoot, a double oven, washing machine, dishwasher and plenty of worktop space. Floor to ceiling doors welcome in the natural light and lead out onto the garden.

Ascending the original staircase onto the first floor we have the main family bathroom, there is a frosted sash window, wooden floors, a bath with a shower attachment, sink with a mixer tap and mirrored cabinet above and a radiator. Up a few more stairs we have the main bedroom. This a wonderfully large and bright room with south facing sash windows complete with original wooden shutters, a fireplace with marble surround, wooden floors and wardrobe space. The second bedroom is also bathed in natural light courtesy of a sash window and is the room the solid wood floors continue.

Up on the top floor we have two further double bedrooms, the largest of which has two south facing sash windows, built in shelving and a pretty stained glass panelled door. The final bedroom is a great sized double and has a sash window, solid wood floors. The second bathroom is on this floor and has a waterfall shower, a Japanese electric bidet toilet, sink and mirror above, a skylight allows the light in.

## The Outdoors

£4,500



The garden is a quiet space that is mainly laid to lawn with some paved areas. A real treat is the pear, plum and fig trees, and there is even a small pond with a fountain that is home to the goldfish! There is separate access to the garden from the rear and also handy bike storage.

#### **Loving the location**

St John's Church Road is one of Lower Clapton's most desired roads, only moments from St John's Churchyard and Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes, offers many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 56. The high welfare Morgans Butchery, Stone Bros is excellent for coffee, and there is a weekly food market on Sundays. Lower Clapton has many restaurants such as Uchi, My Neighbours The Dumplings and Lucky & Joy, in addition to the legendary wine bar P. Franco are all nearby. The Elderfield is a classic local favourite pub. The Castle Cinema, is independently crowdfunded and screens features, as well as classic and contemporary art-house films. Blok gym is a short walk away.

For green open space, just a short walk away is Millfields Park, Hackney Downs Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush green belt 10 minutes on foot and is perfect for a dog walk, summer picnics, and even a visit to see the horses that live there year round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping forest with 20-30 minutes.

St. John's Church Road sits in the catchment area for many fantastic primary and secondary schools.

The closest stations are Hackney Central overground which offers lines to Stratford and, Highbury & Islington, Hackney Downs and Clapton which offer direct lines to Liverpool Street in under ten minutes.

## **Directions**





Light switch



Books on the second shelf of the left section, including titles like 'BIG SWISS' and 'The Art of Living'.



Books on the top shelf of the right section, including a teal vase.

Books on the second shelf of the right section, including a black lamp.



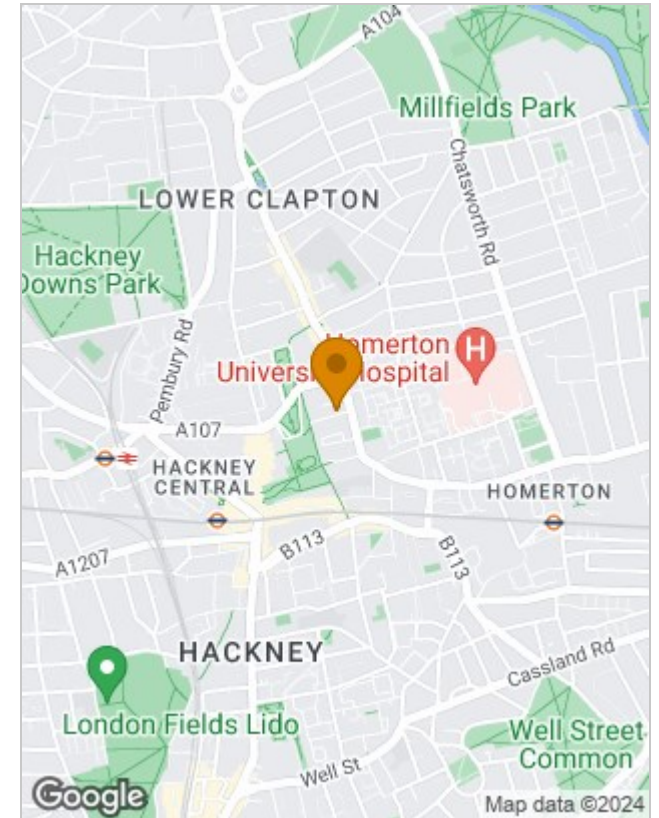
Books on the fifth shelf of the right section, including titles like 'OTTOLINGHI SIMPLE' and 'EAST WEST SIMPLE'.

Books on the bottom shelf of the right section, including titles like 'Nigel Slater' and 'Anna Jones'.

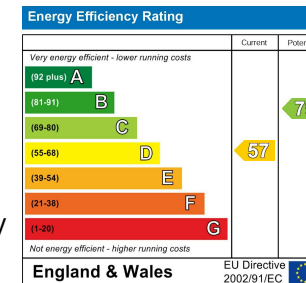
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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