



LOVE LIVING
HACKNEY



6 Kenmure Road, Hackney, E8 1JU

£835,000



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£835,000

6 Kenmure Road

Hackney, E8 1JU

- Share of freehold
- Own entrance
- Sash windows
- Bespoke cabinetry
- Arranged over two floors
- Sliding doors
- Open plan lounge
- Moments from Hackney Central Station

The Home -

This exceptional three-bedroom, split level Victorian conversion has been subject to an impeccable renovation by the current owners. Floor to ceiling sliding doors and double glazed, wooden Sash windows allow the natural light to flow throughout the space. Ideal for alfresco dining, a distinctive rear extension flows onto a landscaped, split-level garden. Located between Hackney Downs and Hackney Central overground stations, the bustling hub of eateries and shops on The Narrow Way are close by, plus London Fields/Broadway Market are a short walk away.



The Indoors

Kenmure Road is lined with trees and handsome Victorian houses, such as this home. Immediately outside the home you will find a glorious Japanese Cherry Blossom tree currently in bloom and creating the wonderful sense of peace and serenity.

The ground-floor plan is centred around two considered and bright living spaces. From the entry is an inviting hallway with engineered wooden flooring underfoot that leads to the open-plan kitchen-dining room, which is loosely divided into two halves. The kitchen is beautifully designed with a mix of high and low level cabinetry, oak wooden worktops and graphite handleless doors to complete the look. The living area boasts a bespoke media unit with shelving and designating sofa area perfect for those relaxing evenings. The room is filled with natural light from the Velux windows nestled within the raised ceiling and large sliding doors that span the entirety of the room and allow a wonderful sense of outside/in living. At the front of the plan you will find traditionally a bedroom with the current owners choosing to transform the space into a cosy separate living room complete with home office space. Light pours through the bayed sash window complete with shutters, illuminating the room.

The staircase offers excellent storage underneath with opening doors for ease of access. The first floor landing has engineered wooden flooring underfoot, linking the rooms seamlessly. The front bedroom boasts high ceilings, bespoke fitted wardrobes, bayed window with shutters and views over the blossoming Japanese Cherry Blossom. The second bedroom is of good proportions, currently set up as a children's room with views over the rear garden. The Victorian styled bathroom is light filled and comprises of a bath with shower screen, W/C, wall mounted sink and vanity unit and finished with white metro tiles.





The Outdoors

The crowning glory of the home, the rear garden, is accessed via the sliding doors off the open plan living space. The area immediately offers low maintenance artificial grass and a raised patio area with lighting perfect for alfresco dining. The garden boasts wooden sleeper framed flower beds and mature Clematis, Honeysuckle and Jasmine climbing the rear wall which blooms beautifully throughout the spring and summer.

Loving The Location

Kenmure Road is perfectly positioned for the best of London Fields, Mare Street, Clapton and Hackney Central. There are many fantastic restaurants locally, notably Lardo, Little Duck |The Picklrey, Elliot's and Pidgin. Violet Cakes and Pophams are both within a seven-minute walk. Hackney Downs Park, London Fields and Victoria Park are all within 20-minutes' walk.

E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread, and nearby Netil Market is a thriving hub of restaurants, breweries and coffee roasters. London Fields' heated lido and tennis courts are also reachable in five minutes.

Hackney Central Station is a minute walk away and runs direct services to Stratford and Highbury & Islington on the London Overground. London Fields and Hackney Downs, which are both within 10-minutes' walk, offer direct trains to Liverpool Street. Dalston Junction station (15 minutes) provides routes into Highbury and Islington, Shoreditch High Street and Liverpool Street. Bethnal Green Underground station, easily accessible by bus, has excellent links to central London via the Central Line. There are also numerous buses that run along Mare Street towards central London.

Directions





Floor Plans



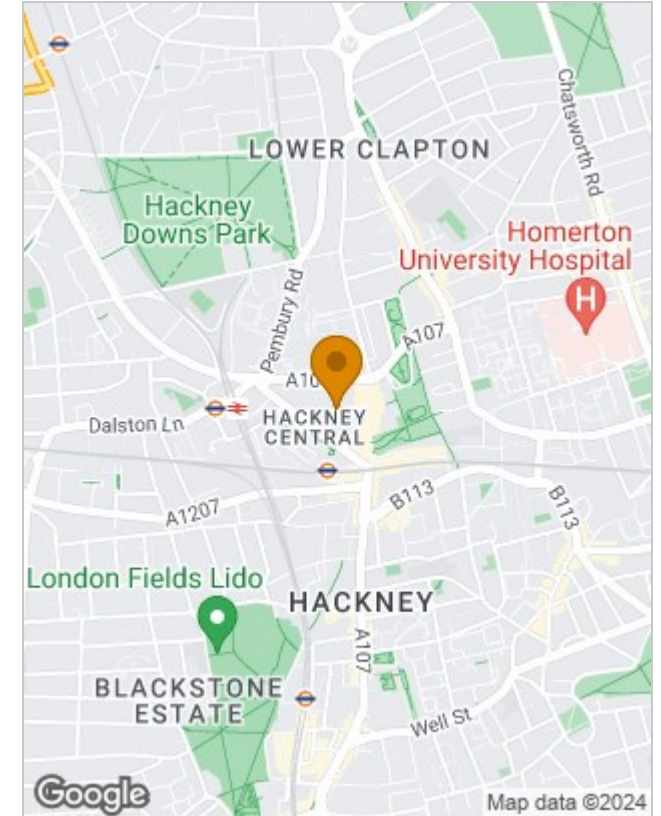
Viewing

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.

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Location Map



Energy Performance Graph

