



LOVE LIVING

HACKNEY



21 Coopersale Road, Hackney, E9 6AU

£1,250,000



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P Resident parking only
Mon - Fri
7:30 am - 6:30 pm
Event days only
Mon - Fri
7:30 am - 8:30 pm
Sat - Sun & Bank Hols
None - 6 pm

£1,250,000

21 Coopersale Road

Hackney, E9 6AU

- Arranged over three floors
- Original features
- Cellar
- Bi fold doors
- West facing garden
- Bike storage
- Family home
- Landscaped garden

The Home -

This four-bedroom, Victorian house on Coopersale Road has been thoughtfully renovated and extended to create an impeccably designed home, perfectly suited to family life. The current owners have remodelled the internal fabric of the home and extended into the loft using high quality, bespoke materials throughout - increasing the home's internal footprint to 1,583 square feet (including the cellar). To the rear there is a landscaped matured garden, with the larger green spaces of Millfields Park, Victoria Park, plus Queen Elizabeth Park, all within easy reach.



The Indoors

The house is set back on a quiet, residential road, with the entrance accessed via a wonderfully tiled front garden approaching the front door with secure bin storage located to the righthand side. The inviting entrance hall with period detailing provides access to a ground floor W/C, wonderfully designed area for coat and shoe storage and a door under the stairs leading down to the cellar for additional storage. The through lounge offers a wonderful use of colour blend with Farrow and Ball 'Hague Blue' and 'Perbeck Stone' complimented with excellent natural light via the dual aspect windows and doors. The bay window at the front of the plan allows an abundance of natural light to illuminate the painted wooden floorboards and the marble fireplace surround which creates the main focal point of the room. Restored ceiling roses and corning finish the space with character and charm. The back portion of the lounge offers access to the rear garden via the tall glazed door and has bespoke shelving and cabinetry surrounding the marble fireplace.

The kitchen offers plenty of granite worktop space ideal for food preparation, with stylish high gloss grey doors and cabinetry housing the Rangemaster five hob dual fuel cooker and double oven, integrated fridge freezer and wine cooler. The space offers Italian porcelain tiles underfoot laid over underfloor heating with ample room for dining and entertaining opening onto the garden via the aluminium bi fold door.

The grand staircase connects the ground floors with three of the bedrooms, with a further large bedroom arranged over the upper levels opening into a recently renovated walk in wardrobe. The more recently added bathroom has been designed by 'Delaware Designs' and is complete with underfloor heating, large soaker tub with views over the rear gardens, open shower with glass screen and soakaway and a beautiful mix of colour to compliment the room. The principle bedroom is filled with natural light and currently set up as a home office with built in wardrobes and offering lovely views over the street and the sunrise in the morning. The fully tiled spacious bathroom has been finished to a high standard complete with stone raised sink built in bath, separate walk in shower and underfloor heating warming the room. Next to the bathroom you will find a utility room housing the washing machine.

The Outdoors

The west facing garden is a wonderful space that has been meticulously designed by the current owner. From the kitchen and through lounge, aluminium doors retract to open the space entirely to the outside, where the Italian porcelain tiled floors of the interior continues to the patio creating a primary terrace and seating area with a Pergola overhead. A decked area with mature planting either side separates the spaces perfectly and beyond this, the lawn extends and is flanked with slatted fencing.

Loving The Location

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, Fika is excellent for coffee, and there is a weekly food market on Sundays. Restaurants such as Uchi, My Neighbours The Dumplings and Lucky & Joy, in addition to the legendary wine bar 107 are all nearby in Lower Clapton. The Adam and Eve is a classic local favourite pub. The Castle Cinema, is independently crowdfunded and screens features, as well as classic and contemporary art-house films.





For green open space, just a short walk away is Millfields Park, Victoria 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.

Coopersale Road sits in the catchment area of many fantastic primary and secondary schools.

Hackney Wick is nearby and lies between Victoria Park and the River Lee. Once a bustling industrial area, it now draws an eclectic and creative crowd. Since the 2012 Olympics, it has seen a significant influx of cultural investment, with new developments and facilities in easy reach of this house. There are numerous restaurants and bars, including the Michelin-starred Cornerstone, as well as Silo and Crate Brewery.

The Here East campus, The Breakfast Club, Randy's Wings, Mother and Gotto is a short walk away and operates as a co-working hub and cultural centre, while award-winning theatre and music venue The Yard is also close by.

The amenities of the Olympic Park are close at hand, where the East Bank, a new world-class cultural quarter, is now under construction, with new facilities for the V&A Museum, Sadler's Wells Theatre, the BBC and the London College of Fashion, as well as a new campus for UCL.

Homerton station, is minutes away and runs direct services to Stratford and Highbury & Islington on the London Overground.

Directions

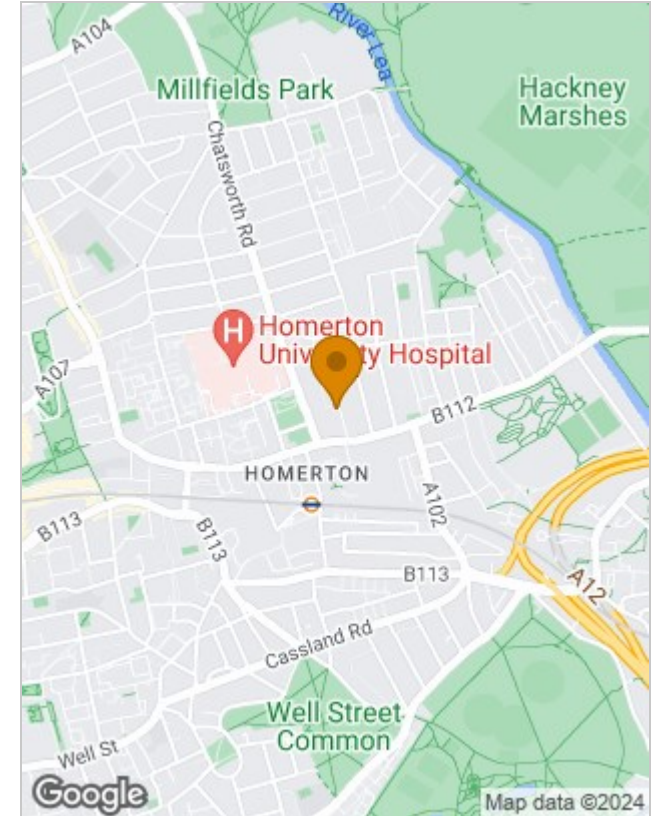




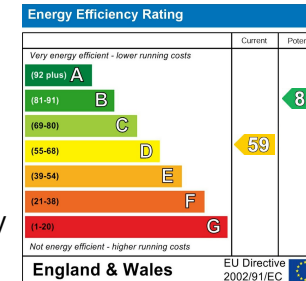
Floor Plans



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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