



# LOVE LIVING

HACKNEY



22b Alloway Road, London, E3 5AS

£650,000





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- Engineered wooden flooring
- Private landscaped garden
- Ground floor
- Sash windows
- Basement transformed into a utility room and storage
- Sliding doors to the rear
- Built in wardrobe

## The Home -

This beautifully restored two-bedroom period conversion is on Alloway Road, an elegant terrace of Victorian townhouses in Bow, moments from the prestigious Tredegar Square Conservation Area. Extending to 601 square feet internally, the apartment includes a cellar and there is a beautifully maintained private garden to the rear. The current owners have skilfully highlighted the historic architectural details while adding modern interventions in a thoughtful colour palette to create a series of charismatic and artistic spaces.



### The Indoors

The property has welcoming flow, with the front door opening into an inviting entrance hall greeted with light from adjacent rooms. A clear sightline runs the length of the apartment from the hallway through to the lounge and onto the kitchen and beyond.

To the right of the hallway traditionally is the main bedroom, currently used as a wonderfully bright living area ideal for relaxation and work space for creative endeavors. The room has been complemented by a large bay facing the front of the home, with sash windows that are encapsulated by the wooden shutters providing privacy, yet still excellent light that streams through. The original fireplace is a focal point, whilst the neutral tones pair beautifully with the engineered wood flooring underfoot.

The Second bedroom is impeccably finished, with engineered wood flooring and neutral walls of built-in cabinetry. The space is filled with light flooding in from the rear and views that look out onto to the landscaped and sculptural garden.

As you proceed down the corridor, you are greeted by the welcoming lounge area. The space offers much light via the sliding doors whilst allowing the modern feel outside/in living. The space has been sectioned beautifully with designated seating and dining spaces and links seamlessly into the modern kitchen. The units are a mix of low and high level cabinetry, finished in white gloss and paired beautifully with quartz granite worktops and splashbacks.

The shower room has a contemporary feel and finished with grey floor to ceiling ceramic tiling. The cleverly concealed toilet cistern provides clean lines and storage can be found under the sink within the grey gloss unit.

The cellar has been utilised exceptionally and offers an array of usable options and space. Currently benefiting from a designated utility/laundry area with ample storage.





### The Outdoors

The South East facing garden is accessed via the sliding glass doors from the lounge. The side area is sleekly finished with large paving linking the two areas and opening up into the private seating area at the rear of the property. The space has been landscaped with much thought given to entertaining and alfresco dining on warm summer evenings along with the added benefit of neatly tucked away designated bike storage.

### Loving The Location

Located moments from the renowned Tredegar Square, with this part of Bow displaying a wonderful sense of community and history. Established in 1888, the nearby Roman Road Market survived the influx of covered shopping centres in the 1970s and continues to thrive as an east London tradition. It is one of London's oldest roads and is historically the main entryway to the city from the east. New additions such as Mae + Harvey and Whole Fresh sit alongside the traditional street market which runs thrice weekly.

Victoria Park, home to the Pavilion Café and Chisnehale Gallery, is a short walk away. Just the other side of the much-loved green space, Victoria Park Village has a great food and drink scene, featuring the Ginger Pig butchers, Bottle Apostle and Jonathan Norris Fishmongers. This part of town has some excellent pubs, and there are many lovely parks. The Regent's Canal connects Victoria Park to Mile End Park, and further east is the Queen Elizabeth Olympic Park.

Liveable Streets Bow is a £5million project being delivered by Tower Hamlets Council and TfL in consultation with The Roman Road Trust. Now in the final phase of consultation, they propose various measures to reduce traffic in Bow, including pedestrianizing Roman Road from 10am to 4.30pm every day, while also widening pavements, planting trees and creating more public space.

Mile End and Bow Road stations (Central, District and Hammersmith & City Lines) are a short walk to the south from Medway Road.

### Directions





## Floor Plans



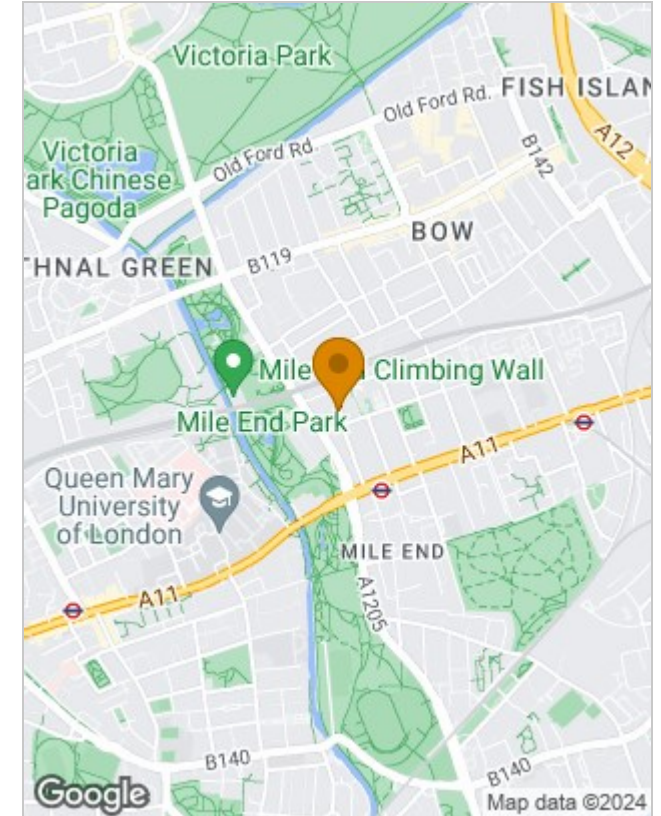
## Viewing

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.

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.

Studio 1, Containerville 35 Corbridge Crescent, London, E2 9DT  
Tel: 0203 005 2600 Email: [hello@loveliving.uk](mailto:hello@loveliving.uk) <https://www.loveliving.uk>

## Location Map



## Energy Performance Graph

