



LOVE LIVING  
HACKNEY



24a Barbauld Road, Hackney, N16 0SS

Offers in excess of £1,100,000



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# 24a Barbauld Road

Hackney, N16 0SS

- New Build Home
- Heat Source Pump
- South Facing Garden
- Popular Location
- 10 Year Build Warranty
- Underfloor Heating Throughout
- No Onward Chain
- Two Bathrooms and Ground Floor W/C

## The Home -

This beautifully bright newly built four-bedroom house is positioned on the end of terrace, on Barbauld Road. The home comes with a build zone 10 year warranty. Neutral, pared-back interiors create a calming canvas across the four-storey plan, creating a balance of space and light. Underfloor heating runs throughout with engineered herringbone flooring to complete the look. Barbauld Road is perfectly located for all Stoke Newington and Newington Green has to offer, with their plethora of restaurants, pubs and independent shops in addition to swathes of green space.



### The Indoors

This house sits at the end of the terrace executed in brick with black-framed windows that punctuate the façade. The small front yard offers ample space for bicycle and bin storage.

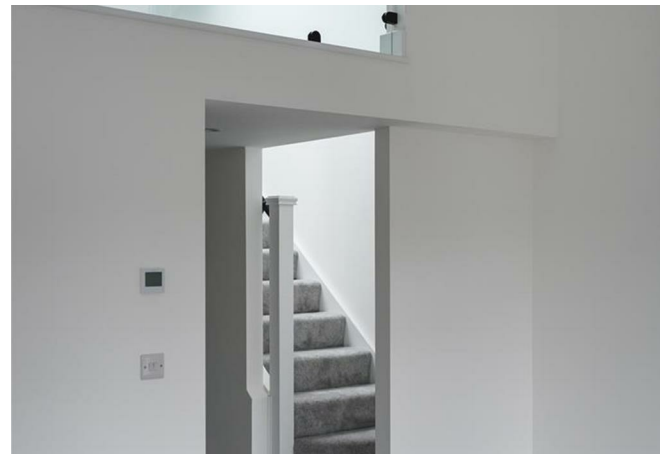
Entry into the home is via the aluminium front door, the hallway leads to a cleverly designed W/C with Zelicca ink blue tiles and quartz window sill, beyond is the welcoming open plan living/kitchen area with dual aspect windows and sliding doors allowing copious amounts of natural light. The Kitchen is a mix of white and Navy cabinetry with integrated AEG oven, AEG induction hob, fridge/freezer and complimented beautifully with quartz worktops and brushed gold effect handles. The ground floor links seamlessly with herringbone engineered wood flooring and underfloor heating with ample space for entertaining. The double sliding doors allow an abundance of light and lead to a composite decked garden with planted beds surrounding the space.

The spine of the home links perfectly over the three floors with glass balustrades linking each level.

The first floor offers well divided accommodation, the front bedroom overlooks the Victorian homes opposite with the back bedroom boasting a vaulted ceiling creating much light and space. The bathroom offers soft lighting, complemented with light porcelain tiling and black finishes. The bath is fitted with foldable shower screen and wall plumbed shower.

The second floor provides two further bedrooms and En-suite situated off the primary bedroom. The Primary bedroom offers a unique feel with vaulted ceilings and access to a cleverly designed mezzanine level. The versatile space would offer use to a home office, dressing area or TV area. The En-suite shower room is entered via a pocket door with bright interior with porcelain tiling, walk in shower enclosure and complemented by black fittings.

The house is heated via an Air Source Heat Pump with underfloor heating on every level and has been hard wired ready for an intruder alarm to be installed.





## Directions

### The Outdoors

The South Facing garden is accessed via the aluminium sliding doors. The area is mainly covered with composite decking boards, complemented with mature flower beds surrounding each side of the garden and 6ft panelled fencing providing privacy.

### Loving The Location

Barbauld Road is a quiet, residential street perfectly located within minutes of Stoke Newington, Clissold Park and Newington Green.

At the heart of Newington Green is a four-way junction where Stoke Newington, Canonbury, Dalston and Green Lanes meet. Residents love Newington Green because of the close community and village atmosphere. Plenty of tree-lined residential streets just off the main thoroughfare lead to a plethora of fantastic cafes, bars and restaurants, some of the highlights include the ever popular Jolene, Yield wine bar and the lady Mildmay pub. If you like to eat, drink and be merry, you're in for a treat here, it's approach road are sprinkled with bustling cafes, lively, dog-friendly pubs, and popular independent shops. The fresh veg from Newington Green Fruit & Vegetables. The north-east London postcode is high in demand and is awash with creativity, boutique shops and the latest restaurants.

Church Street is full of artisan coffee shops and smart cafes every few yards including Caffeine London; The Good Egg; The Blue Legume; The Green Room and The Last Crumb Cafe.

There is a wide choice of restaurants including Franco Manca chain pizzeria; Fanny's Kebabs, now with three branches; Spanish restaurant Black Pig with White Pearls; The Haberdashery for brunch and lunch; Yum Yum, a long-standing modern Thai restaurant in a fine Georgian house.

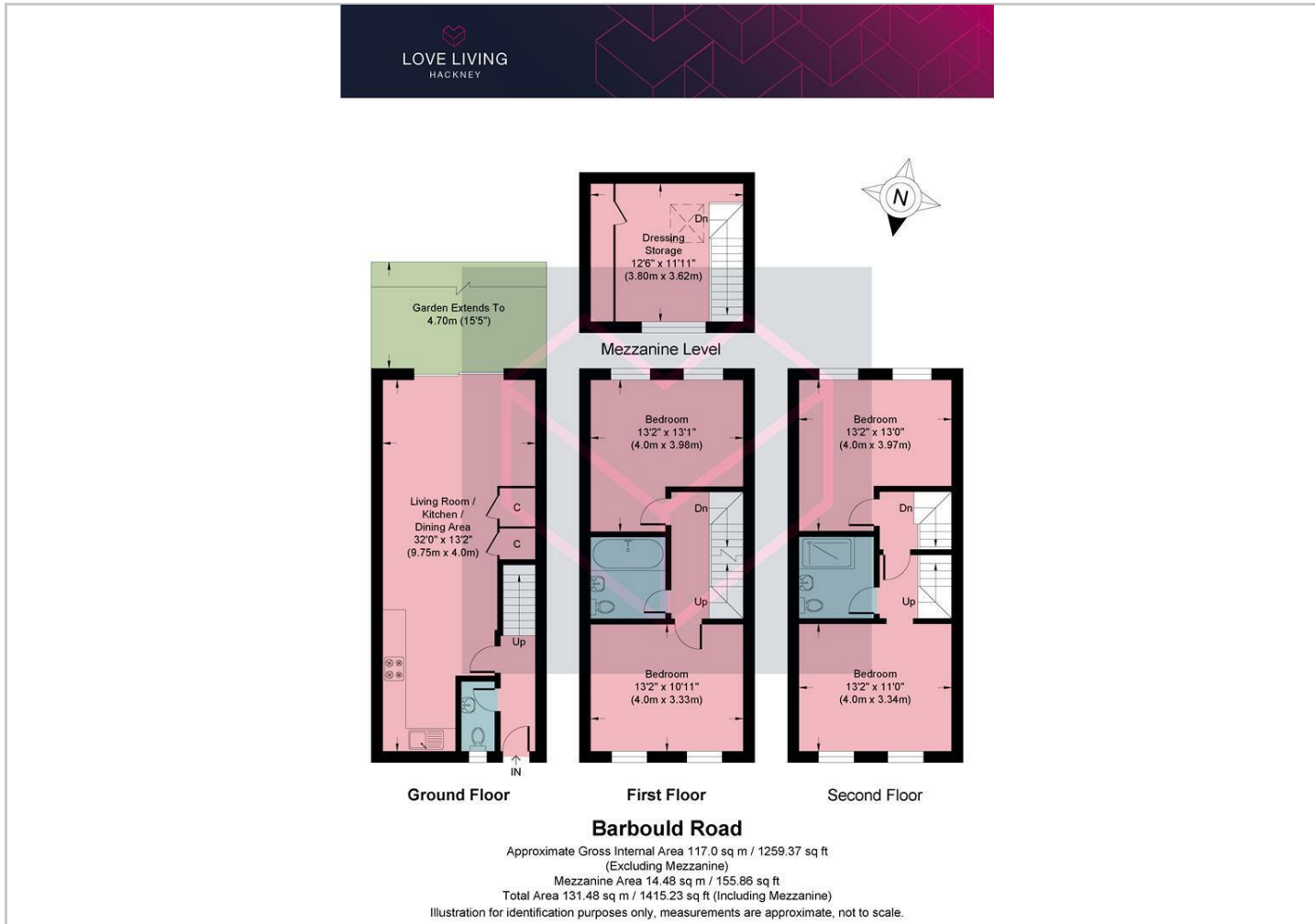
Clissold Park is a 55acre community park that has tennis courts, a bowling green, ornamental lakes, an aviary and an animal enclosure with deer, goats and chickens, as well as an attractive cafe at the 18th century Grade II listed Clissold House. There is a woodland park and nature reserve at Abney Park Cemetery, where entry is free, and there are lots of activities on offer, from wooden spoon carving to guided nature walks.



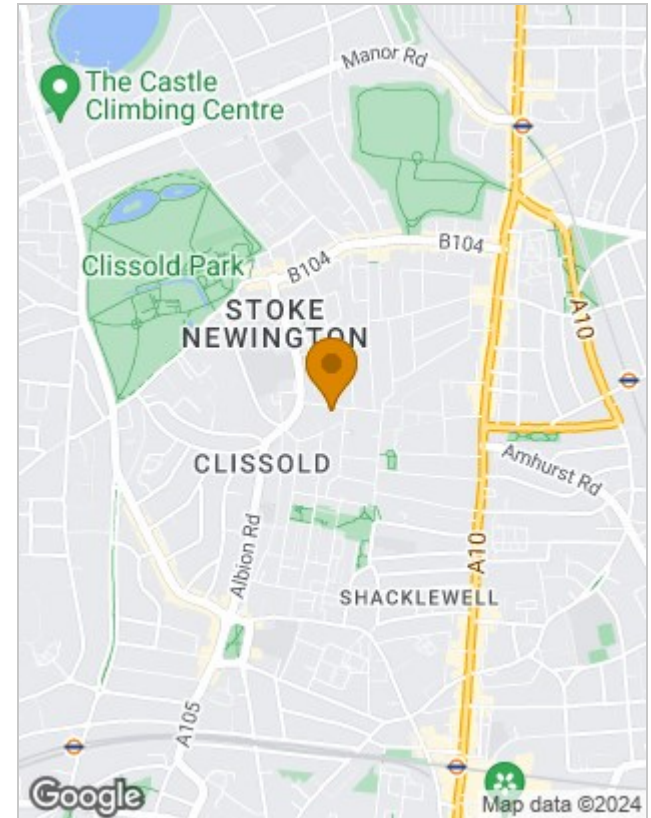




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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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