



# LOVE LIVING HACKNEY



21 Valentine Road, London, E9 7AD  
£550,000





# 21 Valentine Road

London, E9 7AD

- Victorian conversion
- Sash windows
- Engineered Herringbone wood flooring
- South facing private garden
- Close to Victoria Park, Victoria Park village, London Fields and Well Street Common
- Original features

## The Home -

This one-bedroom, share of freehold apartment lies on the lower ground floor of a Victorian house on Valentine Road. A clean, considered palette has been used throughout featuring Farrow & Ball 'Teresa's Green'. Underfoot there is predominantly Thorpe Roasted Grand solid Oak engineered Herringbone wood flooring, with the bathroom finished with Quarry Red tiles. A south-facing private rear garden completes the plan. Valentine Road is perfectly positioned to enjoy the green spaces of the famous Victoria Park, London Fields and Well Street Common. Cafes, shops, pubs and restaurants in abundance are close at hand thanks to the proximity to Well Street, Victoria Park Village and Broadway Market. Central London and beyond can be accessed easily via Hackney Central and Homerton overground stations.



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## The Indoors

Entered via a private front door with tiling underfoot. There is a handy area in the hallway ideal for bike storage. The whole apartment has 'Thorpe Roasted Grand' solid Oak engineered Herringbone flooring, the living room has a bay window with double glazed sash windows, original shutters, a wood burner neatly fitted into the fire place and bespoke built shelving and cupboard space on both sides of the fireplace. The bedroom is a good sized double room, another double glazed sash window with bespoke shutters faces the garden and plenty of space for wardrobes.

In the hallway there are two large storage cupboards and a couple of steps up into the kitchen which is well stocked with varnished worktops and cupboards, there is a gas hob with extractor above, oven, fridge/freezer, tiled walls, space for a washing machine, sink with mixer tap and double glazed windows facing the garden. The bathroom is painted in Farrow & Ball 'Teresa's Green' and has Quarry Red tiling underfoot and white tiled walls. A fixed rainfall shower head and a practical lightweight handset, a glass shower screen, hand basin with storage cupboard beneath, W.C. and a frosted, double glazed window facing the garden.

## The outdoors



The walled south facing garden is surrounded by mature trees and pretty shrubbery. A raised artificial lawn area, flanked by Victorian brickwork is a perfect spot to unwind and with paving slabs providing steady grounding for an evening dining spot and entertaining.

### **Loving the location**

Located just next to Well Street, to the east of the popular London Fields and bustling Mare Street, and close to the green spaces of the famous Victoria Park and the Regent's Canal path. There are many fantastic restaurants locally, notably Elliots, Lardo and Raw Duck on Richmond Road, and Pidgin and Violet on Wilton Way. Weekly markets take place at Victoria Park and Well Street, and Broadway Market has a reputation for some excellent places to eat and drink, and hosts a food market on Saturdays. The E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread and grains.

Hackney Central runs direct services to Stratford and Highbury & Islington on the London Overground, whilst London Fields also offers direct trains to Liverpool Street. Bethnal Green Underground station, easily accessible by bus, has excellent links to central London via the Central Line.

### **Directions**





## Floor Plans



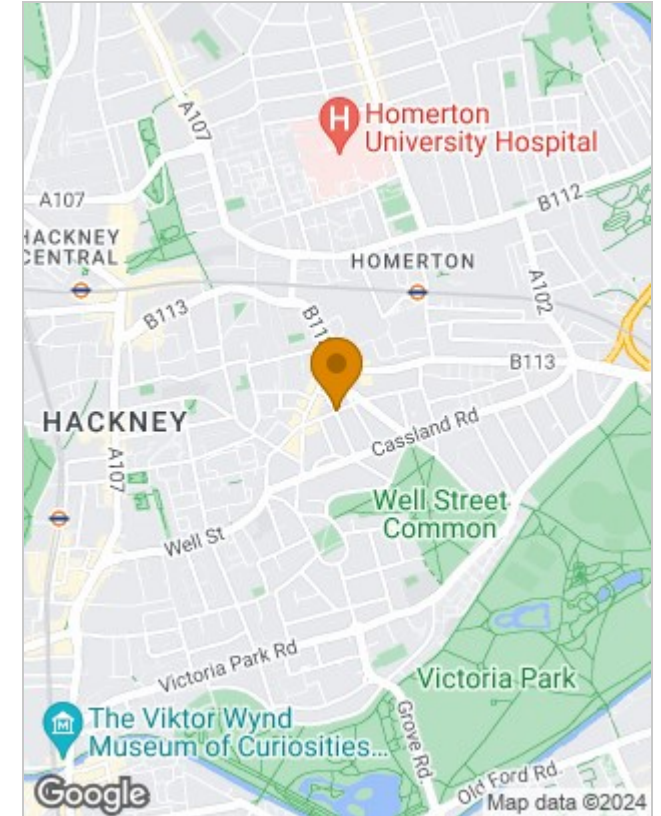
## Viewing

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

