



# LOVE LIVING

HACKNEY



16a Queensdown Road, Hackney, E5 8NN

£4,200



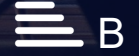
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REN



£4,200

# 16a Queensdown Road

Hackney, E5 8NN

- Opposite Hackney Downs Park
- Private terrace
- Part of one of the most unique houses in Hackney
- Over 1,070 square feet of living space
- Polished concrete floors
- Underfloor heating
- Fully furnished with vintage/bespoke furniture

## The Home -

This two-double bedroom apartment is on the lower ground floor of a unique detached house overlooking Hackney Downs Park. Bathed in a golden, serene aura, this residence combines family-friendly warmth with sophisticated allure. The outdoor space has DZEK ExCinere floor tiles glazed in volcanic ash, leading to a terrace encircled by rough concrete inspired by the iconic Barbican. Inside, polished concrete floors with underfloor heating provide comfort, while bespoke lacquered Douglas fir joinery and Marazzi Zellige tiles in the bathroom add a touch of luxury. With large stainless-steel windows, generous built-in wardrobes, and a private, enchanting courtyard garden, this home offers a rich, blissful retreat in the heart of the city. Every corner of this home is infused with an aura of serenity, from the carefully chosen RIBA accredited Paint and Paper Library paints that grace the walls to the vintage furniture and bespoke, unique pieces that add character and charm. This Victorian home is a unique and rare opportunity to experience a space where every detail has been carefully considered. The home is a Victorian gem and is truly a one-of-a-kind find in Hackney.



## The Indoors

Upon entering this exquisite Victorian two-bedroom home, you are immediately embraced by an intimate hallway. This space serves as a gentle prelude to the luminous and comforting experience that awaits within this historic yet luxurious residence. The main hallway connects to the key areas of the home, including the main bedroom, kitchen, and bathroom, ensuring easy access and enhancing the home's layout. To your left, you are welcomed into the open plan living and kitchen area, where a golden and sheltered aura invites you to unwind and bask in the warmth of the space. The living area is perfect for family gatherings and entertaining friends, all within a setting that radiates a blissful and rich ambiance. The living room is a sensory delight, featuring impeccably polished and sealed concrete floors with underfloor heating that seamlessly blend modern comfort with timeless elegance. A well-detailed fireplace houses a woodburner and serves as a striking centrepiece, merging traditional brick elements with a contemporary twist, adding to the serene atmosphere of the room. Vintage furniture and bespoke pieces, including large wooden benches and custom shelving, complement the space, adding character and a unique charm.

The kitchen continues with bespoke lacquered Douglas fir plywood cabinetry, a sleek black granite worktop, and a DZEK ExCinere tiled splashback that harmonizes beautifully with the floor tiles in both the dining area and the terrace. The built-in oven and integrated cabinetry contribute to the kitchen's rich, warm ambiance, making it as functional as it is visually appealing. At the far end of the room, the dining space offers a beautiful wooden table, perfectly positioned to take advantage of the natural light that floods in from the terrace, highlighting the meticulous detailing throughout the property.

Adjacent to the living area, the main bedroom is a sanctuary of calm, bathed in natural light from the well-placed windows that enhance the room's airy feel. The generous built-in wardrobes, finished in Paint and Paper Library Architect's Eggshell, offer ample storage while maintaining the room's serene and uncluttered aesthetic. The room is completed by a king size double bed and has sash windows facing the park.

At the end of the hallway is the main bathroom, a true masterpiece of design. The bathroom features a luxurious bath, a walk-in shower, and a heated towel rail, all framed by Marazzi Zellige tiles in varied terracotta hues. The bespoke lacquered Douglas fir joinery adds a touch of warmth and sophistication, creating a space that is both functional and elegant, a perfect retreat for relaxation. The second bedroom, equally inviting, mirrors the main bedroom's tranquility and practicality. It features a king size double bed, built-in wardrobes, and access to the private courtyard, ensuring the room is filled with natural light and continuing the home's theme of connection with nature.

## The Outdoors

The terrace, with its semi-outdoor spaces adorned with DZEK ExCinere floor tiles and surrounded by cast-in-situ rough concrete, is an enchanting extension of the indoor living area. It provides a blissful escape for enjoying the outdoors, whether in the company of friends and family or in peaceful solitude.

## Loving the location

Queensdown Road is located opposite Hackney Downs Park which has tennis and Basketball courts. Chatsworth





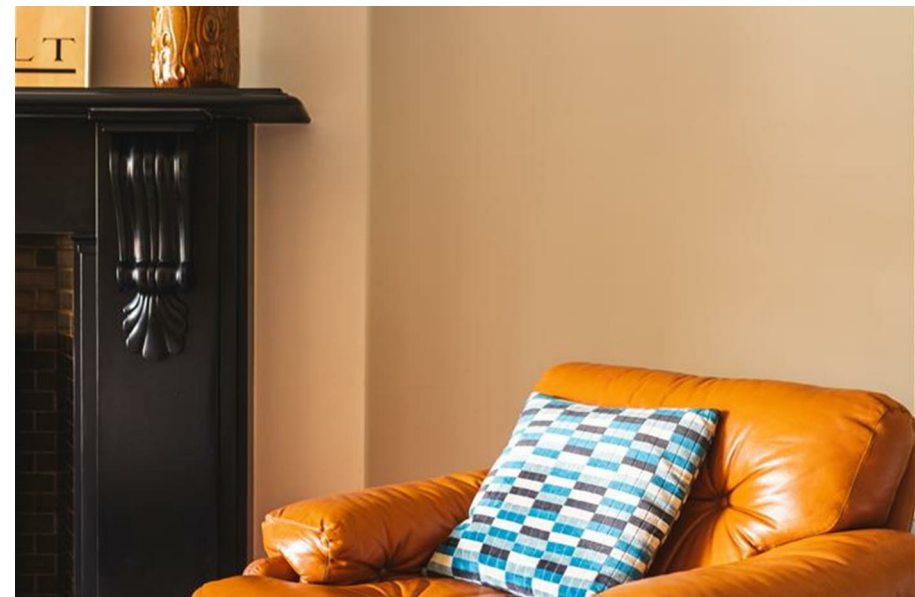


Road, which runs north from Homerton to Millfields Park and Hackney Marshes, offers many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 56. The high welfare Morgans Butchery, Stone Bros is excellent for coffee, and there is a weekly food market on Sundays. Restaurants such as Uchi, My Neighbours The Dumplings and Lucky & Joy, in addition to the legendary wine bar P. Franco are all moments away in Lower Clapton. The Star is a classic local favourite pub. The Castle Cinema, is independently crowdfunded and screens features, as well as classic and contemporary art-house films. Blok gym is a few minutes walk away.

Aside from Hackney Downs Park opposite, Clissold Park, Springfield 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.

The closest stations are Hackney Central overground which offers lines to Stratford and, Highbury & Islington. Hackney Downs and nearby Clapton station offers direct lines to Liverpool Street in under ten minutes.

## Directions





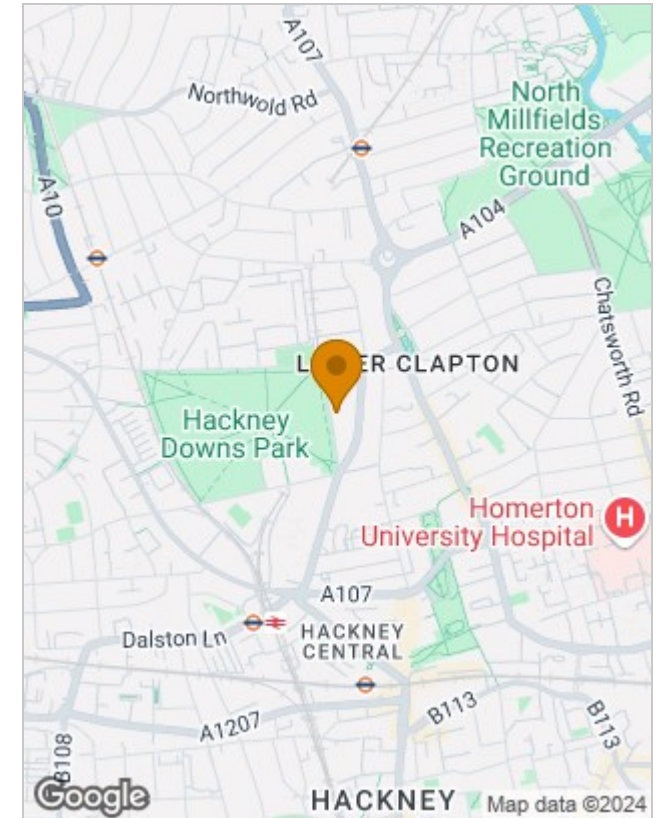




## Floor Plans



## 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>                            | 81                      | 81        |
| (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.

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