



LOVE LIVING

HACKNEY



148 Richmond Road, Hackney, E8 3HN

£2,300,000





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- Period charm throughout
- 75 feet south facing landscaped garden
- 1,550 square feet of living accommodation
- Moments from London Fields and Lido
- Sash windows
- Open plan kitchen with central island
- No onward chain
- Semi-detached home

The Home -

Moments from London Fields, at the serene intersection of Malvern and Richmond Road, stands a remarkable mid-19th century townhouse that offers a reimagining of contemporary living within a classic London setting. Set across three beautifully curated storeys and approaching 1,550 square feet, this three-bedroom, semi-detached house merges the grandeur of its period origins with the finest modern touches. With an emphasis on light, space, and connection to the outdoors, this residence is perfectly aligned with a beautifully planted and landscaped private rear garden that serves as a natural extension of the home's living spaces. This historic townhouse on Richmond Road is a haven of elegance, combining the character of its period features, original cornicing, sash windows, open fireplaces, and beautifully preserved staircases, with the freshness, brightness, and pristine finishes of modern design. This is a home where every detail is considered, and every space is an invitation to relish.



The Indoors

The wrought iron-fenced front garden, framed by high hedging, provides a discreet introduction. A few steps lead up to a raised ground entrance, where a striking front door, equipped with Banham locks, opens to a welcoming hallway a pause for breath before entering the expansive double reception rooms. Here, full-height shuttered sash windows, flood the room with natural light from dual aspects, highlighting the ceiling heights and creating an atmosphere of airiness, with intricate cornicing beautifully restored overhead, original painted floorboards running seamlessly underfoot, and two classic open fireplaces anchoring the space. The original folding doors between the two reception rooms offer the flexibility of creating a more intimate setting when desired.

Ascending the original staircase, the first floor unfolds into a series of beautifully appointed bedrooms, each bathed in natural light that enhances the home's serene ambiance. The principal bedroom, located at the front of the house, has a charming fireplace with a classic surround, fitted wardrobes, and a sash window that frames the view of the quiet street below. Adjacent, the third bedroom provides a flexible space, perfect for a nursery, guest room, or home office. At the rear, a spacious double bedroom offers restful views over the enchanting garden, with fitted wardrobes providing ample storage. The family bathroom, equally generous in size, complements the serene aesthetics with an elegant bath and walk in shower in addition to its modern fixtures and finishes.

Inside, the lower ground floor is a spacious haven. The modern kitchen, characterized by a mix of low and high-level cabinetry, crisp white finishes, and a central island, flows effortlessly into a comfortable lounge and dining area. This space is framed by bi-fold doors that open wide to the courtyard dining area, seamlessly blending indoor and outdoor living and bathing the space in the warmth of a south-facing garden aspect.

The Outdoors





From the reception rooms, a stunning stained-glass door draws you towards a discreet W/C and provides access to the rear garden, a peaceful sanctuary that has been precisely landscaped by a Royal Appointed Gardening Company. Spanning close to 75 feet, the garden is embraced in thoughtful design, blending stonework with mature, diverse foliage that flanks both sides, creating a peaceful, green oasis right in the heart of Hackney. The lower ground terrace, with its sophisticated layout, is perfect for al fresco dining, while steps lead up to the main garden area, where verdant plantings and carefully crafted spaces invite relaxation and reflection

Loving The Location

Richmond Road is perfectly positioned for the best of London Fields, Wilton Way, Mare Street and Broadway Market. London Fields' heated lido and tennis courts are a 5 minute's walk from the front door.

There are many fantastic restaurants locally, notably Pophams Bakery, Lardo, Pidgin, and Violet Cakes on Wilton Way. Weekly markets take place at Victoria Park, with Broadway Market also a short walk along the Regent's Canal Path. E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread, and nearby Netil Market is a thriving hub of restaurants, breweries and coffee roasters.

Hackney Central runs direct services to Stratford and Highbury & Islington on the London Overground, and London Fields 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

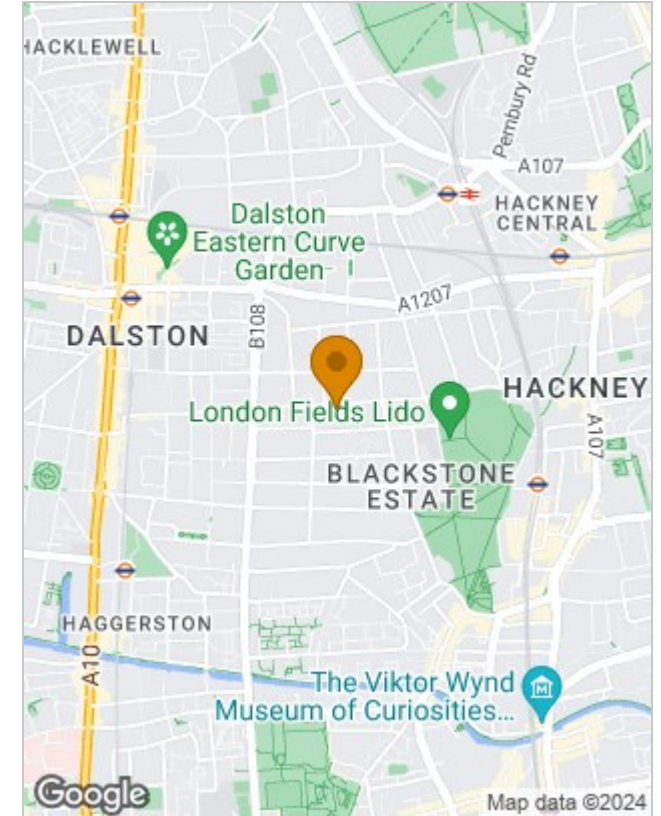




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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