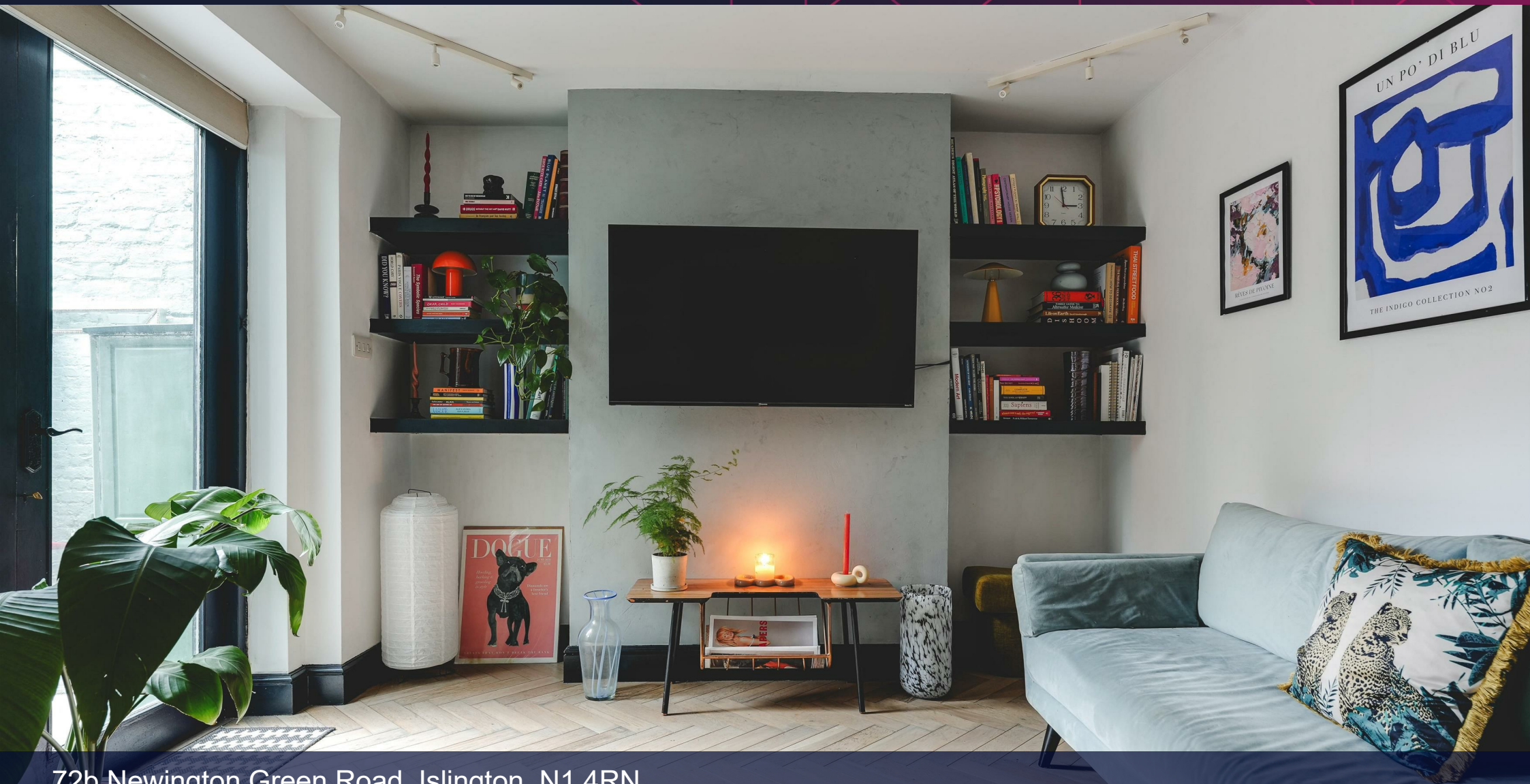




LOVE LIVING
HACKNEY



72b Newington Green Road, Islington, N1 4RN

£550,000





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72b Newington Green Road

Islington, N1 4RN

- Victorian conversion
- Private garden and sole use of front garden
- Farrow & Ball
- Herringbone Parquet floors
- Close to Newington Green, Islington and Hackney
- Excellent transport links

The Home -

This cosy one-bedroom Victorian conversion is situated in the ever popular Newington Green and has a private rear garden - plus sole use of the front garden. This home is perfectly located within minutes of Stoke Newington, Islington and Clissold Park. Newington Green is a beloved spot, offering a village-like atmosphere with its tree-lined streets, bustling cafés, and cozy pubs. Enjoy a coffee at Jolene or wine at Yield, or visit the popular Lady Mildmay pub for a relaxed evening out. Greeted by an intimate hallway this immediately sets the tone for the space. The wooden herringbone parquet flooring flows effortlessly, guiding you through the home and adding both texture and timeless character. The hallway is bathed in natural light, gently filtering through from the open plan living and kitchen space ahead, unravelling the home's charm room by room.



The Indoors

The open-plan living and kitchen space, is where natural light pours in from the floor-to-ceiling glass doors leading into the garden and the expansive kitchen window. The light bounces beautifully off the Farrow & Ball All White walls, creating a bright, airy atmosphere while the dark skirlings, doors, and frames painted in Off Black add a stylish contrast.

The living area is generous in size and perfect for cozy nights in or entertaining guests. There's ample space for a TV and sofa setup, and thoughtful ceiling light placements add both functionality and an elegant edge. Shelving coves add a personal touch, offering room for books, décor, or plants.

The kitchen area is a seamless extension of the living space, offering a sense of connection while maintaining a slight sense of seclusion. A feature window, spanning edge-to-edge, mirrors the living room's light, creating a luminous glow. This kitchen is as stylish as it is practical with its IKEA gloss cabinets, a built-in forced air oven with pyro/steam, hob, extractor fan, fridge freezer, and dishwasher. Behind the hob, stylish tiling adds a modern touch, while the Samsung washing machine provides added functionality. The clean, uncluttered design is enhanced by ample storage for cutlery and kitchen essentials.

To the right of the hallway, prior to reaching the living space, lies the tranquil main bedroom. The warmth of the wooden flooring continues here, adding a cozy charm. Soft, green-painted walls (Farrow & Ball Mizzle) complement the airy atmosphere, enhanced by the original sash window and additional feature window that channels light throughout the space.

The room is perfectly sized to accommodate a double bed, while the mirrored sliding fitted wardrobes provide ample storage. These wardrobes are as functional as they are beautiful, with full-height mirrors that reflect light and create a sense of space. Inside, you'll find thoughtful features like double and single hanging space, shelving, pull-out shoe racks, and drawers.

At the rear of the property is the stylish and unique bathroom, a true haven of relaxation. This space combines functionality and edge, with its India Yellow walls adding a bold layer of warmth and personality. The walk-in wet room shower features a Burlington ceiling-mounted waterfall showerhead and a handheld attachment, offering a luxurious experience. Further enhancing the space are marble tiles throughout, a heated towel rail, and high-end fixtures, including a Burlington sink and toilet.

Storage is also offered in this home, with a large boiler cupboard featuring a Vaillant Boiler and extra shelving. This bathroom is a statement of style and sophistication.

The Outdoors



Directions

Accessible from the living area, the extended garden is a serene outdoor escape. Step out onto the initially tiled patio area, perfect for a morning coffee. From there, a short staircase leads to the main part of the garden, which offers ample space to relax, entertain, or unwind.

The garden has been beautifully renovated, with artificial grass, planters, and a lovely rose bush and palm tree that bloom magnificently in the spring and summer. Bamboo bushes and the new slatted horizontal fencing ensure privacy and tranquility, while morning to afternoon sunlight makes this a space to savor.

The property also has sole use of the front garden.

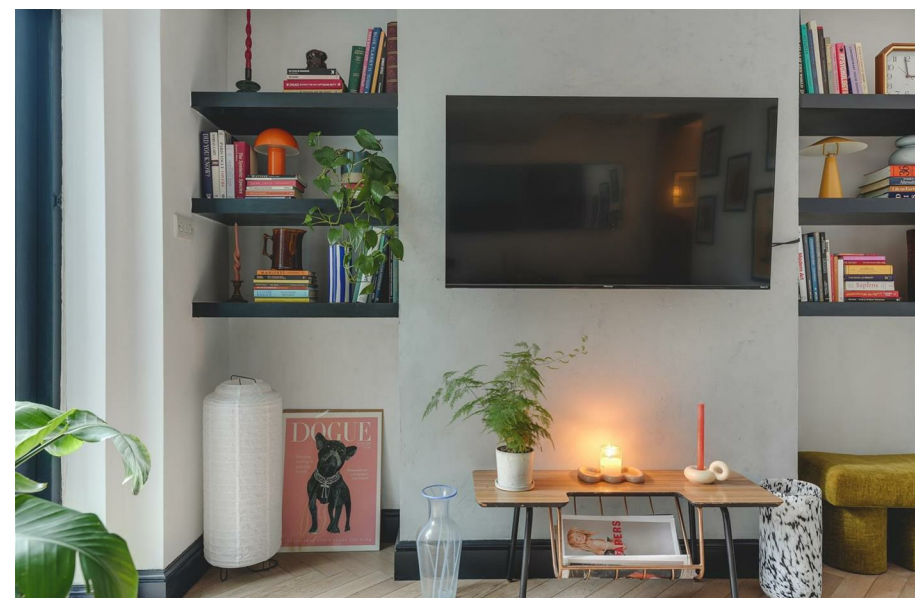
Loving The Location

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

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. Highbury Fields is an elegant oasis, across Highbury Corner from the top of Upper Street, Islington's largest green space may be small by London park standards but it's a lovely spot for a morning stroll or afternoon picnic.





Floor Plans



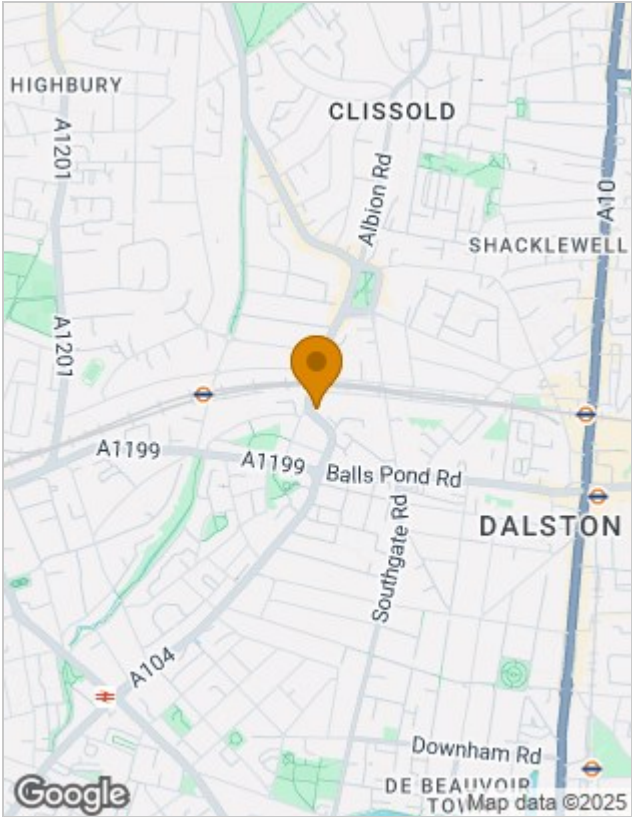
Viewing

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.

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Location Map



Energy Performance Graph

