



LOVE LIVING  
HACKNEY



33 Meeson Street, London, E5 0EA

£1,400,000









# 33 Meeson Street

London, E5 0EA

- Recently renovated Victorian home
- Miele Appliances
- Kitchen with island and seating
- En-suite complemented with Lusso Stone fixtures and fittings
- Cleverly designed shoe and coat storage
- No onward chain
- Pantry
- Impressive principal suite with walk in wardrobe and en-suite
- Moments from Hackney Marshes
- Designated laundry area with appliances

## The Home –

This lovingly renovated four-bedroom three-bathroom Victorian house captures the essence of its era while embracing the demands of contemporary living. Located on Meeson Street and only a short walk from the popular Chatsworth road where you'll find yourself immersed in the rhythms of independent cafes, markets, and specialist shops. For the food lovers, destinations like Leo's, Fika, and L'epicerie await exploration. Nearby Hackney Wick has transformed into a cultural hotspot, with establishments like the Michelin-starred Cornerstone, Silo, and Crate Brewery. With Homerton Station only minutes away, offering direct connections to Stratford and Highbury & Islington, commuting is effortless.



£1,400,000



## The Indoors

To your left lies the living area, a seamless fusion of Victorian charm and modern comfort. The spacious living area, bathed in natural light from the stunning triple sash windows with hardwood engineered oak flooring that flows throughout, creating a seamless, warm ambience. The Victorian fireplace serves as a dramatic focal point, offering a cosy escape for evenings spent with loved ones. The room extends into a versatile snug or secondary lounge area, perfect for quiet reading or intimate gatherings.

Walking down the hallway, an architectural brilliance awaits. A designated area doubles as a sitting area while cleverly hiding a storage space for jackets, shoes, or other essentials. This thoughtful touch blends form and function seamlessly. Continuing through, you enter the breath taking kitchen and dining space. This room is a masterpiece of design and practicality. The engineered oak flooring continues, leading you to a stunning quartz stone island with integrated cabinetry and a marble-like finish that's both durable and luxurious. Fitted with Miele kitchen appliances, a hot water tap, and sleek storage solutions, the kitchen caters to even the most demanding culinary needs. Double reeded glass doors open into the spacious pantry, which offers an abundance of storage and organization. To the rear, Crittall-style glazed doors flood the space with light, leading out to the garden. Overhead skylights within the side return extension further amplify the brightness and a dining table sits gracefully near the garden-facing end, making this a perfect setting for entertaining guests. Additional lounge space ensures the area feels open yet cohesive, a hub for family life and socializing.

Ascending to the first floor, you'll find the principal suite. Carpeted throughout for added comfort, the room is flooded with natural light from two sash windows that offer uninterrupted neighbourhood views. A walk-in wardrobe provides ample space for organization and leads directly double pocket door which opens to the en suite bathroom. Here, you're greeted by a wealth of Lusso Stone fixtures and fittings which include a freestanding bath, double sink with storage and a walk-in shower. With its sleek fixtures and spa-like atmosphere, this bathroom is your personal retreat.

A pocket of the hallway cleverly designates a laundry area housing a washing machine and tumble dryer, with added storage combining practicality with aesthetics.

The first-floor bathroom is equally impressive, featuring Mandarin stone tiles, a bath tub with shower, and a serene, polished finish that mirrors the home's consistent design language.

The second bedroom mirrors the light-filled ambience of the principal suite. Spacious and versatile, it can accommodate a double bed and fitted wardrobes while maintaining an air of understated elegance.

The loft conversion offers two additional bedrooms and a shower room, each with unique touches. The bedroom located at the front of the plan host Velux windows and a sash window which can be found at the rear of the space, which creates an infusion of natural light and character, this versatile space could serve as a bedroom, study, or creative studio. Adjacent is the rear-plan room and is a spacious double room with dual-aspect windows. One of these windows features a unique architectural touch, making the room a standout. This room is a haven of light and radiance. The top-floor shower room is a modern marvel with high-quality fixtures and fittings, offering a pocket door, enclosed shower and a Velux window that brings in additional light, completing this space.

## The Outdoors



Step through the kitchen's crittall doors, and you enter the garden, an enclosed outdoor haven that offers an intimate retreat. With concrete flooring throughout, the garden feels sleek and modern, yet grounded. It's a versatile space, ideal for everything from al fresco dining to relaxing under the open sky. The minimalistic design invites you to create your own oasis. This space effortlessly blurs the boundaries between indoor and outdoor living, providing an escape just beyond the kitchen.

#### Loving The Location

Chatsworth Road runs north from Homerton towards the green fields of Clapton and the Marshes. It offers a selection of independent shops, cafes and restaurants such as Shanes and Fika, and specialist food suppliers L'epicerie.

Hackney Wick is nearby and lies between Victoria Park and the River Lee. Once a bustling industrial area, it now draws an eclectic and creative crowd. Since the 2012 Olympics, it has seen a significant influx of cultural investment, with new developments and facilities in easy reach of this house. There are numerous restaurants and bars, including the Michelin-starred Cornerstone, as well as Silo and Crate Brewery.

The Here East campus, The Breakfast Club, Randy's Wings, Mother and Gotto is a short walk away and operates as a co-working hub and cultural centre, while award-winning theatre and music venue The Yard is also close by.

The amenities of the Olympic Park are close at hand, where the East Bank, a new world-class cultural quarter, is now under construction, with new facilities for the V&A Museum, Sadler's Wells Theatre, the BBC and the London College of Fashion, as well as a new campus for UCL.

Homerton station, is minutes away and runs direct services to Stratford and Highbury & Islington on the London Overground.

## Directions







Floor Plans



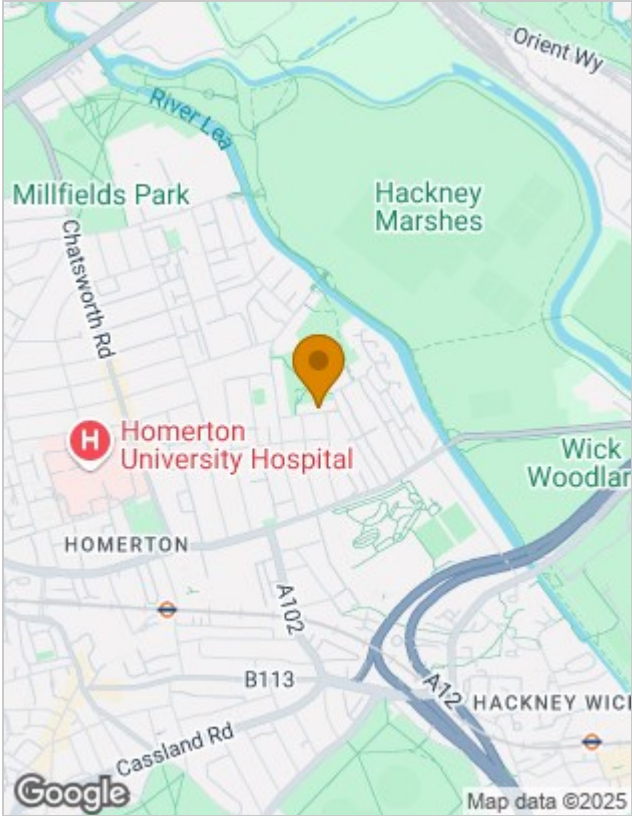
Viewing

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.

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.

Studio 74, Containerville 1 Emma Street, London, E2 9DT  
Tel: 0203 005 2600 Email: [hello@loveliving.uk](mailto:hello@loveliving.uk) <https://www.loveliving.uk>

Location Map



Energy Performance Graph

