



LOVE LIVING
HACKNEY



45 Meeson Street, London, E5 0EA

£975,000





45 Meeson Street

London, E5 0EA

- Victorian house
- Close to Daubeney Fields, Hackney Marshes, the River Lea and the Olympic Park
- Double glazed
- Original features
- Scope to extend (Subject to the usual planning consents)
- Secluded rear garden

The Home -

Located on Meeson Street, this charming three-bedroom Victorian mid-terraced house features spacious, light-filled living areas, a sleek kitchen-diner with garden access and cosy bedrooms adorned with period features such as fireplaces and cornicing. Located near Chatsworth Road with its vibrant array of independent shops, cafes, and eateries. It's a short distance from the cultural and creative hub of Hackney Wick, the lush green spaces of Daubeney Fields, Hackney Marshes and the Olympic Park's world-class amenities, plus the River Lea are all moments away. With excellent transport links via Homerton station, this home is perfect for those seeking a harmonious blend of urban living and community charm.



£975,000



The Indoors -

Walking into the entrance way it's adorned with elegant cornicing, a timeless feature. The hallway sets a welcoming tone with its high ceilings and soft lighting, guiding you through the property with ease. To the left, enter the extensive living space where tradition meets comfort. The dual Victorian fireplaces create focal points of warmth. Triple bay double glazed windows illuminate the room, flooding it with natural light that dances off every surface, making this the perfect spot to unwind or entertain.

Continue down the hallway to a spacious kitchen and dining area. The tiled flooring enhances practicality, while the layout is designed for effortless flow. The dining space enjoys abundant light from triple bay windows and dual garden-access doors, blurring the line between indoor and outdoor living. The kitchen is both functional and stylish, offering plentiful storage and featuring an integrated cooker and oven.

Adjacent to the kitchen, a utility area ensures the home remains tidy and organized. The nearby W/C adds convenience without compromising on design.

Upstairs, the first-floor hosts three bedrooms and a bathroom. The generously sized main bedroom accommodates a double bed and space for wardrobes, enhanced by a Victorian fireplace and two large windows that bathe the room in light. The second bedroom equally as cosy, this bedroom features another Victorian fireplace and room for a double bed, complemented by natural brightness, whilst the third bedroom could be perfect as a guest room, nursery, or home office, the third bedroom retains the home's cosy charm. The main bathroom exudes sophistication with its concealed shower, intricate tiling, and sleek, modern fixtures. Ample windows keep the space light and airy.

The Outdoors-



Stepping outside into the secluded garden from the kitchen and utility room, a serene escape ideal for dining, morning coffees, or simply enjoying nature's tranquility.

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.

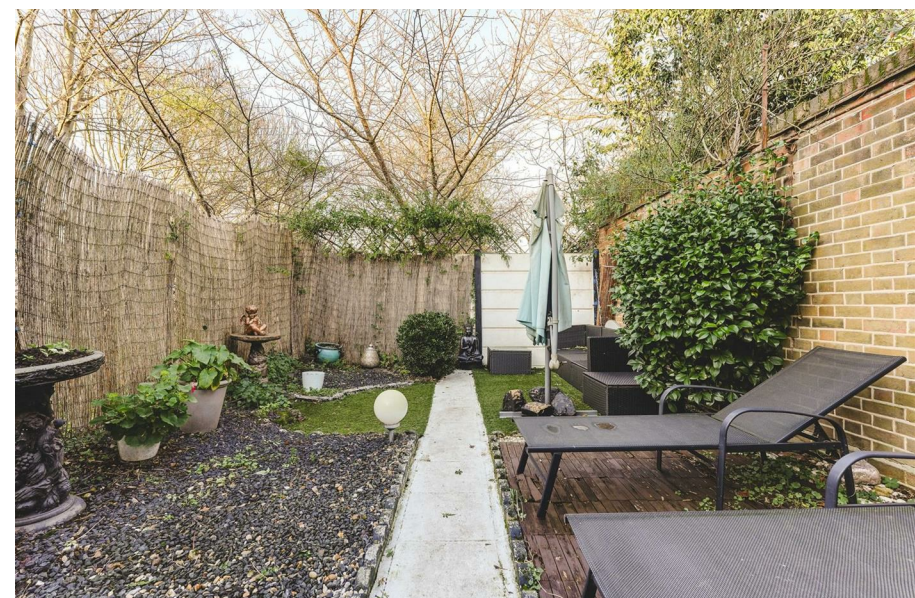
Hackney Wick is nearby and lies between Victoria Park and the River Lee. Once a bustling industrial area, it now draws an eclectic and creative crowd. Since the 2012 Olympics, it has seen a significant influx of cultural investment, with new developments and facilities in easy reach of this house. There 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



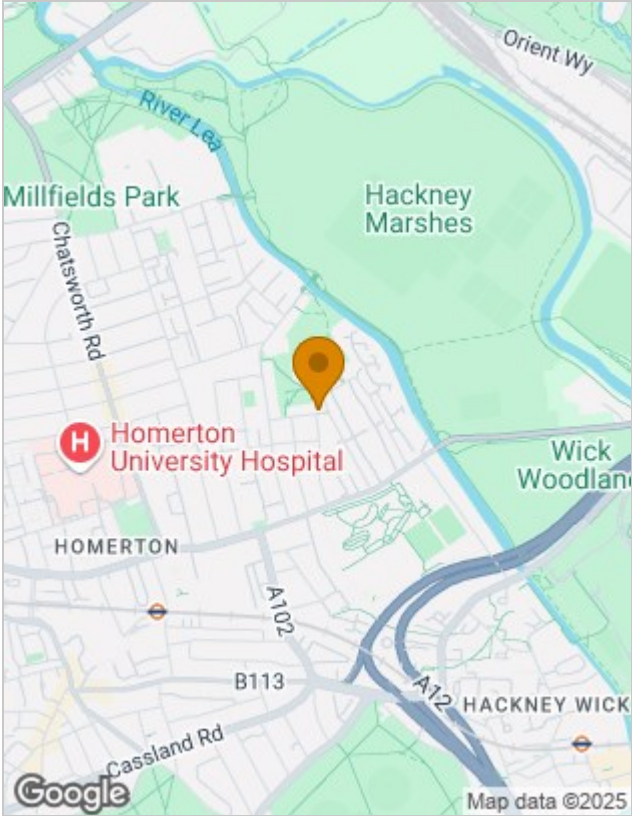
Viewing

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.

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Location Map



Energy Performance Graph

