



LOVE LIVING  
HACKNEY



21 Ashenden Road, London, E5 0DP

Offers in excess of £1,400,000



4



2



2



C





# 21 Ashenden Road

London, E5 0DP

- Newly renovated
- No onward chain
- Extended kitchen/dining area
- Microcement flooring
- Japanese wisteria plant within the rear garden
- Sash windows
- Open plan living
- Italia venetian plastered bathroom
- Strong black vein Calcutta quartz worktops

## The Home –

This charming Victorian house on Ashenden Road is a haven of high ceilings, intricate cornicing, and an abundance of natural light. Enhanced by a rear extension, loft conversion, and a complete internal renovation, the property features engineered wood flooring, and central air filtration. The front garden, finished with Victorian rose and grey pathway tiles, sets the tone for a warm and inviting home. Ashenden Road is perfectly positioned between vibrant city living and tranquil green spaces. Moments away, Hackney Marshes and the River Lea offers greenery and tranquility, while Chatsworth Road brims with independent shops, cafes, and restaurants, such as Men for ramen and L'epicerie 56 for gourmet provisions. Nearby, enjoy the Castle Cinema for art-house films or explore the food market every Sunday.

Offers in excess of £1,400,000



The Indoors





The front garden immediately captivates with its door finished in sulking room pink by Farrow & Ball, framed by a pink flowering camellia and Cotswold stone detailing. The Victorian pathway tiles with rope edging lead to the entrance, where the traditional modillion block cornice and Italian-imported tiles in the internal hallway leads to the home's historic roots. The walls throughout the hallway, painted in Pointing by Farrow & Ball, add warmth and character.

To your right, the main living area invites you with its air of sophistication featuring a grand Victorian rose cornice with Egg and Dart detailing. The bay sash windows and plantation shutters allow natural light to flood the room, highlighting the intricate detailing of the Victorian fireplace. Painted in Slipper Satin by Farrow & Ball, the room is both inviting and elegant, with stylish lighting fixtures adding a modern touch. The Victorian fireplace serves as a statement centrepiece. An additional lounge nook extends from the main living room, offering a cosy spot for relaxation or reading. A secondary entrance leads seamlessly to the kitchen, which is also accessible from the hallway with under stairs W/C..

The kitchen area is an airy sanctuary, featuring banks of glazing and floor-to-ceiling glass doors that open into a private garden. At its heart, a sleek marble island serves as a focal point, equipped with a built-in cooker and extractor fan. This culinary space combines functionality with style, offering Magnet kitchen in Hoxton Sumi black and Ascoli Natural Oak features this large island with storage drawers on both sides. The Calacatta quartz worktop, with strong black veins, adds a striking visual element. Infinite storage, dual ovens, and integrated appliances like a dishwasher, fridge, and freezer. Beyond the island, there's ample space for both a dining setup and a sofa arrangement, making it an ideal hub for family gatherings or entertaining friends. The garden-facing glass walls bathe the space in natural light, further enhancing its inviting warmth. The micro cement flooring is hardwearing, easy to maintain, and enhances the contemporary aesthetic.

Climbing the staircase, you arrive at the main bedroom, a sanctuary of elegance. Featuring Green Smoke by Farrow & Ball, is a spacious sanctuary that hosts wooden flooring, and is spacious enough for a double bed and stand alone wardrobe. Its Victorian fireplace, adorned with intricate tiling, adds a touch of charm, while double windows flood the room with sunlight, creating a warm and serene atmosphere. The main bathroom is a standout feature, reminiscent of a luxury spa. It hosts a curved wet room with artisan Moroccan tiles, a standalone bathtub, and a Calacatta quartz worktop with gold veins. The space is accented with Meraki hardware, an Abigail Ahern mirror, and calming hanging plants like String of Pearls. The walls and floor are finished in waterproof Venetian plaster for a seamless, spa feel.

Adjacent to the bathroom is a utility area, fully tiled and equipped with a washer, dryer, sink basin, and additional storage, offering practical convenience without compromising style. Expanded for maximum storage, includes cabinetry matching the kitchen and a Calacatta quartz worktop. At the rear of the plan a wonderful double bedroom with sash window allows views over the rear garden. The bedroom is painted white, allowing to personalize the space. Spacious enough to fit a king-size bed, and offers versatility.

On the second floor, you'll find the third and fourth bedrooms, both generously sized to accommodate double beds and wardrobes. The third bedroom enjoys warmth and light from its architectural triangle window, maximizing natural light and offering sweeping views and benefits from large Velux windows, enhancing the airy feel. The fourth bedroom is a light-filled space with Velux windows to the front and a double Crittall-style Juliet balcony, painted in Cromarty by Farrow & Ball to the rear and access to a beautifully designed en-suite. The loft ensuite is adorned with Bert & May-inspired tiles, seamlessly blending modern and classic styles.

## Directions







Floor Plans



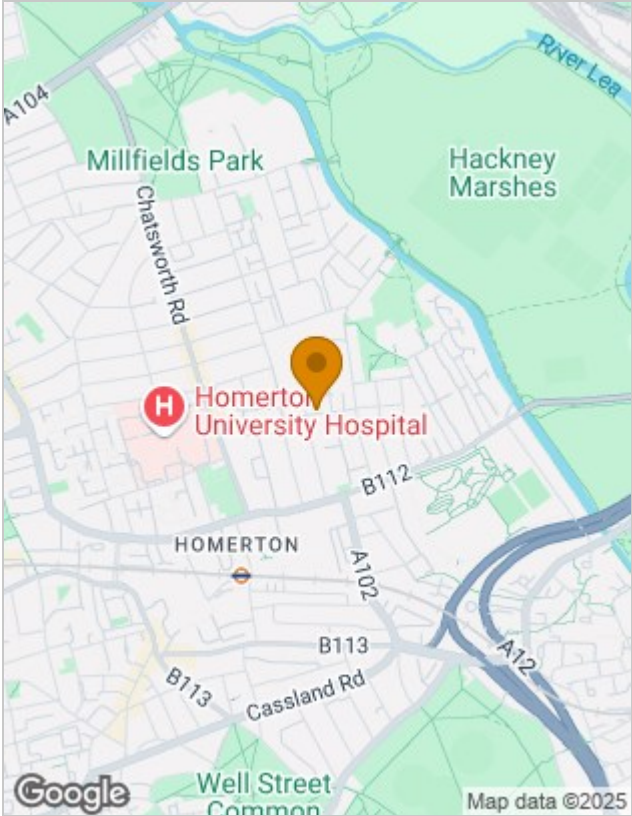
Viewing

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 1, Containerville 35 Corbridge Crescent, London, E2 9DT  
Tel: 0203 005 2600 Email: [hello@loveliving.uk](mailto:hello@loveliving.uk) <https://www.loveliving.uk>

Location Map



Energy Performance Graph

