



LOVE LIVING  
HACKNEY



31 Benn Street, London, E9 5SU

Offers in excess of £925,000





# 31 Benn Street

London, E9 5SU

- Three storey Victorian house
- Farrow & Ball palette throughout
- Moments from Victoria Park
- Exposed brick fireplace
- Recently refurbished to a high standard
- Two bathrooms
- Garden designed by Elizabeth Tyler
- Calacatta Tumbled Marble tiles

## The Home -

This three-storey Victorian townhouse sits just moments from the famous Victoria Park. The house itself is instantly recognisable with its pink facade, bay sash windows and thoughtful updates throughout, including an exposed brick fireplace, Farrow & Ball throughout, Calacatta Tumbled Marble walls in one of the two bathrooms, three double bedrooms a generous living/dining space and a bright kitchen extension that opens directly into a mature, leafy patio garden designed by Elizabeth Tyler. Light moves easily through the home thanks to the bay front, floor-to-ceiling Crittal style doors at the rear, skylights and a top-floor outlook across neighbouring gardens.

The location brings together the best of this part of East London: The famous Victoria park is close at hand, plus independent cafés, bakeries and food shops on Chatsworth Road, Hackney Wick close by, and easy access to the Olympic Park with its growing cultural quarter. Restaurants such as Cornerstone, Silo and Crate Brewery are within reach, as are Here East and The Yard theatre. Homerton Station is only minutes away, connecting directly to Stratford International and Highbury & Islington on the Overground.



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## The Indoors

You step first into a welcoming hallway, complete with yellow painted stairs and sliding wooden doors that lead into the main living space. The living and dining room feels instantly inviting, freshly painted, warmed by engineered oak boards underfoot, and featuring a striking Victorian fireplace with exposed brick that sets the tone for the whole house. Bay windows fill the room with light and there's practical built-in storage to keep everything tidy.

The kitchen sits just beyond and has been thoughtfully extended to create a bright space made for cooking and gathering. Grey units with brass finishes, granite worktops, a large Smeg cooker with five gas burners, and skylight-style roofing ensure plenty of light and style. The crittal-style glass doors open wide to the garden, letting fresh air flow through. Other useful touches include a dishwasher, clever cabinetry, and decorative tiling.

Up the stairs, you'll find two comfortable bedrooms and the main bathroom. Both bedrooms have wooden flooring, the first bedroom has enough space for a king sized bed, and fitted wardrobes while the second bedroom can be used as a guest room or kid's bedroom. The bathroom stands out with its Victorian roll-top bath, chequered marble flooring, and crisp fittings, the look is classic with thoughtful modern touches like a heated rail and neatly designed storage.

The top floor has the largest bedroom airy and full of light thanks to tall windows and a Velux roof window. Storage lines the width of the room, and there's still easily room for a king size bed. The shower room on this floor is finished in emerald-toned tiles with sleek fixtures, a walk-in shower, and a warm, stylish feel.

## The Outdoors



The garden has been arranged like a continuation of the house paved throughout for easy upkeep and framed by well-established planting. Designed by Elizabeth Tyler, it features grapevines, ferns, grasses, and jasmine that thrive in warmer months and create a sheltered setting. It's a comfortable spot for morning coffee on the built-in bench or evenings spent with friends. Though currently in its winter phase, come spring it transforms into a little green escape tall, dramatic foliage and a sense of complete privacy.

Out front, the house keeps its charm going with an off-black gloss door, a Victorian style lantern on a sensor light, and convenient parking options including a paid bay directly opposite for visitors.

### 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 international and Highbury & Islington on the London Overground.





Floor Plans



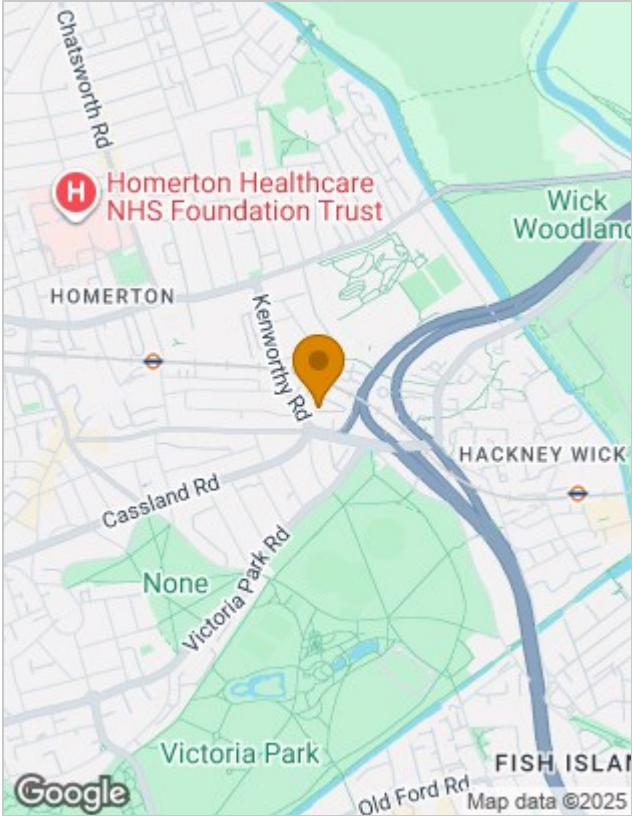
Viewing

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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC