



Reception Room
14'2" x 12'8"

Reception Room
12'9" x 14'4"

Conservatory
7'4" x 3'9"

Kitchen/Diner
10'7" x 18'0"

Bedroom
18'8" x 12'8"

Bedroom
12'9" x 14'5"

Shower Room
4'7" x 7'0"

Bedroom
10'5" x 14'2"

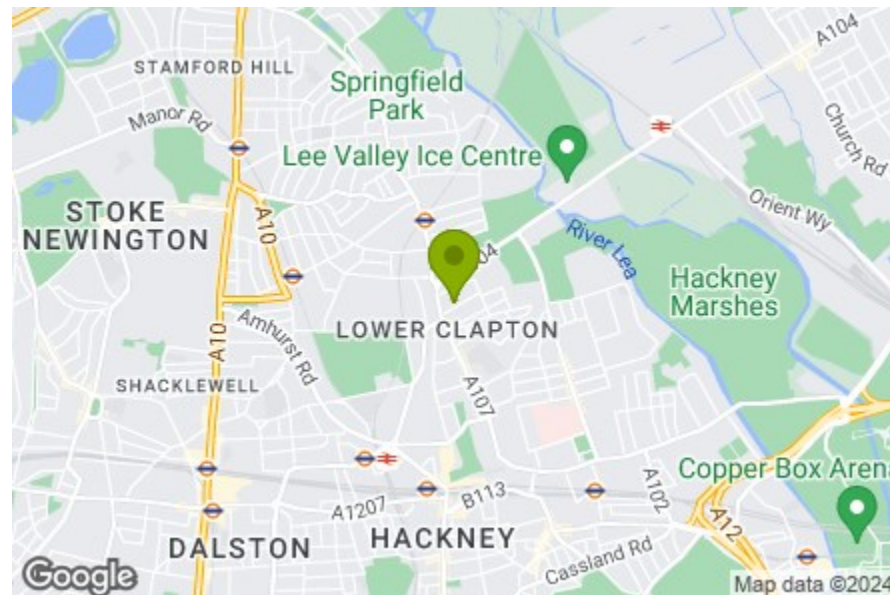
Bedroom
18'9" x 22'5"

Eaves Storage

Bathroom
6'11" x 5'0"

Bedroom
10'4" x 9'10"

Basement



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	61 80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



NEWICK ROAD, HACKNEY

Offers In Excess Of £1,800,000 Freehold
5 Bed House



Features:

- Beautiful Victorian House
- Arranged Over Four Floors
- Five Bedrooms
- Two Bathrooms
- Large Basement
- Large Private Garden
- Moments Away from Clapton Pond

A magnificent five double bedroom, two bathroom family home, arranged over four floors, bursting with original Victorian splendour and with a secluded private garden. Also, you're perfectly situated for accessing vibrant Hackney hotspots.

Fast, effortless trips into the heart of London take just twenty two minutes door to door, via Overground services from nearby Clapton station. Alternatively, ride two stops in the opposite direction for Walthamstow Central.

REQUEST A VIEWING
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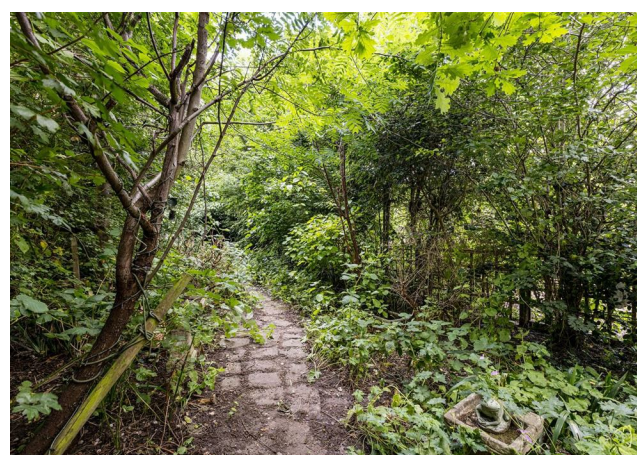
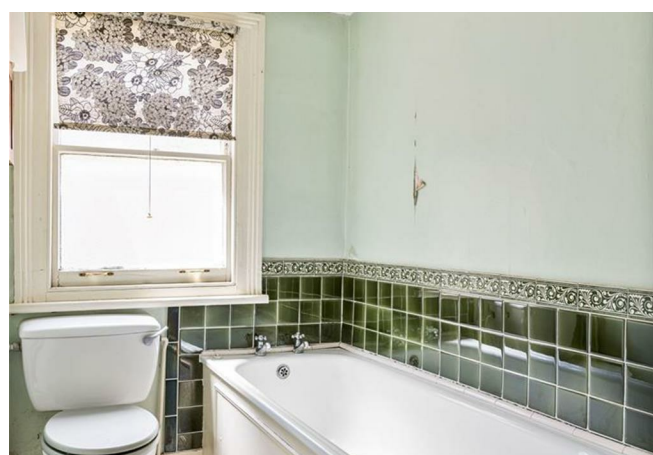
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IF YOU LIVED HERE...

Your first reception room is an impressive, 180 square foot, relaxing space with many original Victorian features, from the detailed ceiling rose, cornicing and moulding, to the stained glass bay window and vintage tiled hearth. Original timber flooring runs underfoot both here and in your dining room next door, where there's also a majestic oversized fireplace and French doors open into your bright, stained glass conservatory. Beautiful mosaic tiles decorate the floors of your conservatory and entrance hall and a small set of stairs take you down to your recessed kitchen/diner.

In here, a large bay window overlooks the garden and bathes the kitchen in natural light. Chunky wooden countertops and cabinets provide plenty of storage space and a sage green door opens onto the patio and your large, tranquil garden. A footpath winds its way through mature foliage to a secret, shady outside relaxation area. From the garden you can head back inside via your huge, elegantly arranged basement, fully powered and with plenty of potential for extending your living space in the future.

Up on your first floor, you have three generous double bedrooms, two of them with bright bay windows, all with blonde timber flooring and the principal sleeper home to ornate wooden mantel and ebony hearth. There's also a classic shower room with vintage splashback tiles and a classic WC and washbasin. Heading up to your second floor, you'll find two more double bedrooms, one with an astounding 400 square

feet of space, eaves storage and twin skylights overhead. Your second bathroom completes the set up, with glossy forest green tilework, original sash window and a deep white tub.

There's a great community on Newick Road, with a supportive WhatsApp group and an annual Summer street party. Right at the end of the road you'll find Clapton Pond, a delightful Green Flag park with a recently redeveloped children's playground. Walk just a few minutes further for much loved Hackney Downs Park, where there's tennis and basketball courts and plenty of space for rolling out your picnic blanket in the sun. Your new local will be The Clapton Hart, a family friendly gastropub that serves delicious Sunday roasts and has a large courtyard beer garden. On date night, we'd suggest heading down to Mare Street where there's a wealth of unique restaurants and bars to check out. Two of our current favourites are Green Papaya Vietnamese restaurant and the recently opened Two Palms live music venue.

WHAT ELSE?

- Parents will be delighted to learn that there are thirty two primary and secondary schools within a mile of your home, which are rated as 'Outstanding' or 'Good' by Ofsted.
- You have a great local gym and yoga studio at BLOK, just five minutes away. There are also two cinemas within walking distance, The Castle Cinema on Chatsworth Road



A WORD FROM THE OWNER...

"We have loved living here. It provided the perfect place for our growing family of three girls. The house has beautiful features and wonderful light in all the rooms. The garden (although overgrown now) was the perfect place for gatherings and a summer idyll with wonderful birdlife. Great local restaurants and amenities: yoga studios etc. Fabulous local schools. Great transport links. Wonderful community, both in the road and around the ponds. Our daughters also used the marshes for sport: football, iceskating, riding! Lots of space within the house (during lockdown too) to be a communal family and also to find space apart when needed. We are very sad to leave."

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