



NEWICK ROAD, HACKNEY
Offers In Excess Of £1,600,000 Freehold
5 Bed House - Mid Terrace

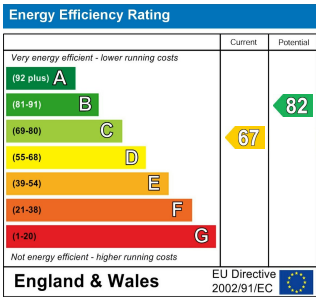
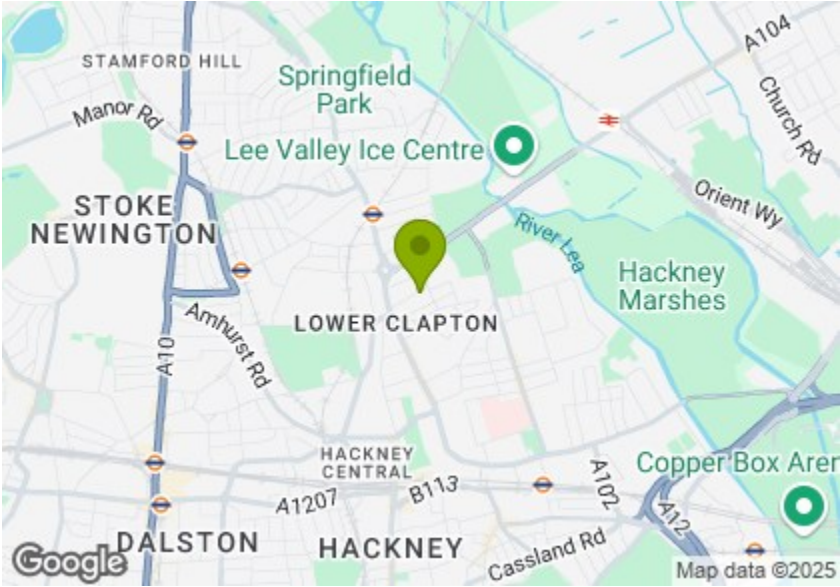


Features:

- Five Bedroom House
- Arranged Over 5 Floors
- Potential to Extend Into the Loft
- Over 2160 sq.ft
- Private South Facing Garden
- Beautiful Original Features

A brilliantly bright and spacious five bedroom, three bathroom home arranged across five well appointed storeys. With intricate original features throughout, you also have a self catering studio floor along with a private south facing garden.

Clapton Road overground station is just ten minutes on foot, and will get you directly into Liverpool Street in thirteen minutes, for a door to door City commute of well under half an hour.



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IF YOU LIVED HERE...

You'll be stretching out in over 2100 square feet of living space, inviting you to add your personal touch. As you enter through the striking forest green front door, you'll find the primary reception area to the right, elegantly finished in crisp white and framed by exquisite crown moulding. This space features an original vintage fireplace, timber flooring and stained glass upper window panels, contrasting with a modern tower radiator. Adjacent, you have an additional reception room with a charming balcony looking out over the garden.

Located at the rear of your ground floor, your kitchen offers 200 square feet of neutrally toned space with a country cottage feel. Original wood flooring provides a warm base, while white cabinetry, mosaic tiles, and pearl grey walls complete things. From here, you have easy access to your garden through double doors that bring in plenty of natural light. Downstairs from the upper ground floor, your lower ground floor is just over 400 square feet of studio space with three easily zoned spaces, direct garden access and a modern bathroom.

On the first floor, you will find four bedrooms of varying sizes, each reflecting your home's original character. The principal sleeper to the front features an oversized bay window with stained glass, and floor to ceiling built-in wardrobes. To the rear is another double bedroom with walnut flooring and a matching wardrobe, along with two additional rooms that can serve as extra sleeping space or a home office. This level also includes a convenient WC. Upstairs, the second floor offers a sizeable rear-facing

bedroom and a bathroom with a spacious tub and shower overhead, plus potential to extend into the skylit loft space (subject to the usual permissions).

Located within easy walking distance of the heart of Hackney, you're surrounded by a variety of lively spots for dining and outdoor leisure. The Clapton Hart, your new local, is just a five-minute walk away, along with artisanal coffee shop Lodestar Coffee. Savour delicious dumplings at My Neighbours the Dumpling and Mediterranean cuisine at Clapton Table, both within ten minutes. Hackney Downs Park is just thirteen minutes from your front door, ideal for evening runs or dog walks, while Millfields Park and Hackney Marshes are a bit further afield.

WHAT ELSE?

- Your private, south-facing garden is an urban retreat, with lush trees and paved areas for outdoor entertaining.
- Keep fit at BLOK Clapton, a vibrant fitness studio offering a wide array of classes less than a ten-minute walk away.
- Parents will be pleased to know that you have no fewer than thirty-eight primary and secondary schools all within easy walking distance and a good mix of maintained and independent options.



A WORD FROM THE OWNER...

"Newick Road is a wonderful road. We have loved the space, the amazing character the place has, never gets old. We really love the potential within, and the magical garden out back. We have loved being part of the community, and sending our kids to Millfields primary school has been a real joy. Millfields park is a special place to live near too, and long walks over the marshes are priceless. We have watched as an amazing food and cultural scene has grown up on our door step, independent food from around the world means there is so much to choose. We have lived in Hackney since the early 1970's and have benefited greatly from its multi-cultural environment. This house has been our home for 10yrs and we will really miss living here. There is an array of cafes and restaurants, serving amazing food, which means we're spoilt for choice and our location means it's really easy to travel just about anywhere."

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Reception Room
13'8" x 16'4"

Reception Room
12'9" x 14'5"

Kitchen
10'5" x 19'1"

Balcony
7'4" x 4'6"

Studio Space
12'3" x 13'6"

Studio Space
10'7" x 15'7"

Studio Space
9'3" x 6'2"

Shower Room
3'8" x 9'1"

Bedroom
12'9" x 13'9"

Bedroom
12'9" x 17'2"

Bedroom
10'5" x 14'9"

WC

Bathroom
6'11" x 5'8"

Bedroom / Study
5'5" x 9'11"



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