

# AUCOOT



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ADDRESS

Walsingham Road, Hackney E5 8NF

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PRICE

£1,595,000

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DESIGNER

Partner London

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## INFORMATION

This four double-bedroom Victorian terraced home sits on a quiet, tree-lined residential street between Clapton and Stoke Newington. A comprehensive restoration and extension project by Partner London artfully balances the restored original features with natural, sympathetic materials and considered details to create a home well-suited to modern lifestyles within the original Victorian fabric.

Entrance to the house is via a front garden with its own private gate and lush display of planting. A light-filled hallway feeds into the main living spaces on the ground floor: a dining room and a front living room. Original features in these spaces, like wooden floorboards and bay window shutters, have been revealed, while new additions, such as the cast iron radiators, have been selected to blend in seamlessly. This sensitive approach is reflected elsewhere, with new timber double-glazed sash windows installed throughout.

In the front room, ornate cornicing and an understated fireplace surround pair beautifully with a muted colour palette that enhances the room's natural sense of light and airiness. The dining room, meanwhile, in the heart of the home, has been decorated in a darker hue, creating an inviting entertaining space and features wall-to-wall floating shelves and rattan cabinets.

From the dining space, through double doors, lies the kitchen, which has comprehensively rethought with a new open plan, while the ceilings have been raised and the original beams exposed. A light-feeding skylight, sash windows and beautiful French doors make the most of the south-facing prospect, and the space is incredibly light throughout the day.

A palpable sense of attention to detail prevails in the kitchen through the choice of materials and finishes, which include terrazzo worktops, antique brass taps, ironmongery and bespoke cabinetry, painted in complementary shades. Zonal lighting and a well-placed breakfast nook with banquette seating makes for a convivial space to cook and entertain in.

The south-facing garden has been designed to be enjoyed throughout the year thanks to a mix of evergreen and seasonal planting. Indian sandstone paving has been incorporated into the scheme, which was conceived with minimal maintenance in mind, but via thoughtful planting, has a lush, verdant feel.

The family bathroom on the first floor is a restful retreat with a neutral colour palette and timeless materials, such as marble tiles and encaustic floor tiles. A roll-top bath is well-positioned by a sash window that overlooks the garden, while a reclaimed marble-topped antique vanity, brushed nickel taps and fluted wall sconces are sensitive details.

There are two double bedrooms on the first floor, a guest and principal, both featuring soft wool boucle carpets. The principal



bedroom is fed with light via three curved sash windows, and – as elsewhere in the house – this period detailing has been married with a modern sensibility, which includes custom built-in cupboards and a warm, soft hue on the walls.

A sympathetic loft conversion by Partner London has been designed to integrate with the original architecture seamlessly. Stairs lead first to a bedroom, currently being used as a study, which has a large south-facing sash window. On the top floor is a large double bedroom with dual-aspect dormer windows. The bedrooms were created with flexibility and adaptability in mind, with sisal carpets and custom built-in bookcases. Also on the top floor is a shower room with a walk-in shower in earthy-toned tiles and unlacquered brass accents.

Light and the flow of spaces have been maximised, while storage has been worked in throughout, resulting in hardworking spaces suited to living, working and entertaining, but which also offer a calming retreat thanks to soft tonal palettes, tactile textures and material choices.

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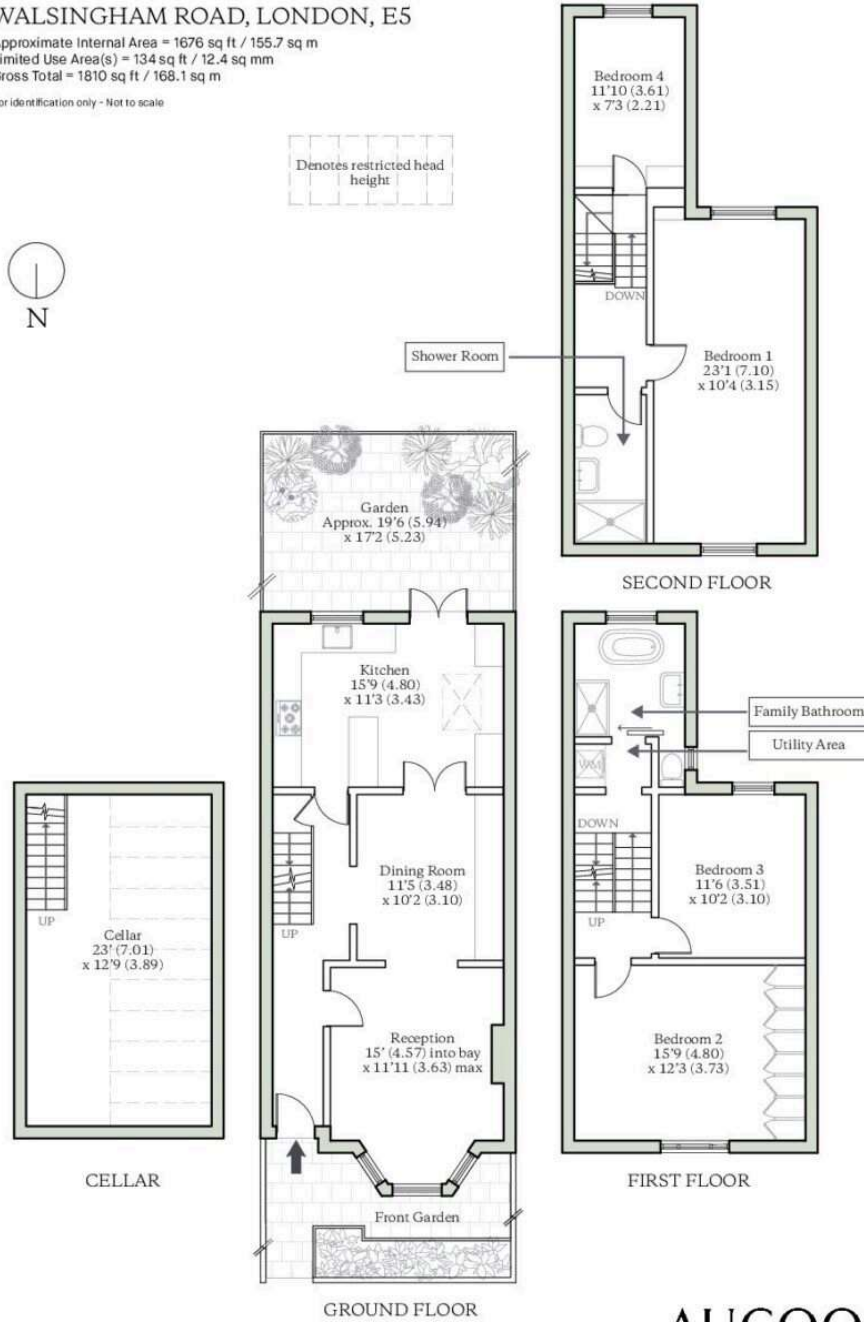


### WALSINGHAM ROAD, LONDON, E5

Approximate Internal Area = 1676 sq ft / 155.7 sq m  
Limited Use Area(s) = 134 sq ft / 12.4 sq m  
Gross Total = 1810 sq ft / 168.1 sq m

For identification only - Not to scale

Denotes restricted head height



**AUCOOT**  
RICS Property Measurements Standard