



MAYOLA ROAD
LONDON, E5

GRANT J BATES
— PROPERTY —



Exceptional Victorian home with cathedral-glazed extension, garden studio and refined contemporary interiors

GJB

Mayola Road, London, E5

Freehold

- Victorian Home
- Period Detail
- Renovated
- Near 2,200 Sq Ft
- Four Bedrooms
- Garden Studio
- Fully Extended
- Chain Free
- Two Bathrooms + WC
- Cathedral Glass Roof

Description

Behind an impeccably restored Victorian façade, complete with beautifully preserved London stock brickwork, original tessellated entrance tiling and an elegant stained-glass front door, lies this exceptional four-bedroom, two-bathroom family home extending to approximately 2,100 sq ft. Thoughtfully reimaged from top to bottom, every aspect of the house has been meticulously considered, creating a home that effortlessly balances Victorian elegance with refined contemporary design and exceptional craftsmanship.

Stepping inside, the quality of the renovation is immediately apparent. Original proportions, high ceilings and large sash windows have been carefully preserved, whilst a restrained palette of Lick, Coat and Farrow & Ball paints, engineered oak herringbone flooring and beautifully layered lighting from Pooky, Atkin & Thyme and Lights & Lamps creates a calm, sophisticated atmosphere that flows seamlessly throughout the home.

Grant J Bates

Founder

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The elegant front reception offers a refined space to relax, celebrating the home's period heritage before leading through to what is undoubtedly the architectural centrepiece of the property.

The original house gives way to an extraordinary rear extension where the ceiling rises dramatically into an almost cathedral-like vaulted form beneath an expansive glazed roof. Full-height aluminium glazing frames uninterrupted views of the landscaped garden, whilst natural light pours through the roof lantern and vast walls of glass, transforming the space throughout the day. The feeling is one of remarkable volume, openness and connection to the outdoors, creating a spectacular room that is as impressive architecturally as it is practical for modern family living.

At its heart sits a beautifully designed bespoke kitchen, centred around a substantial island with breakfast bar seating, quartz worktops and premium Plank Hardware ironmongery. A comprehensive range of integrated appliances is seamlessly incorporated into bespoke cabinetry, and engineered oak herringbone flooring ensures the space is visually striking. Whether entertaining on a large scale or enjoying everyday family life, this is a room designed to bring people together.





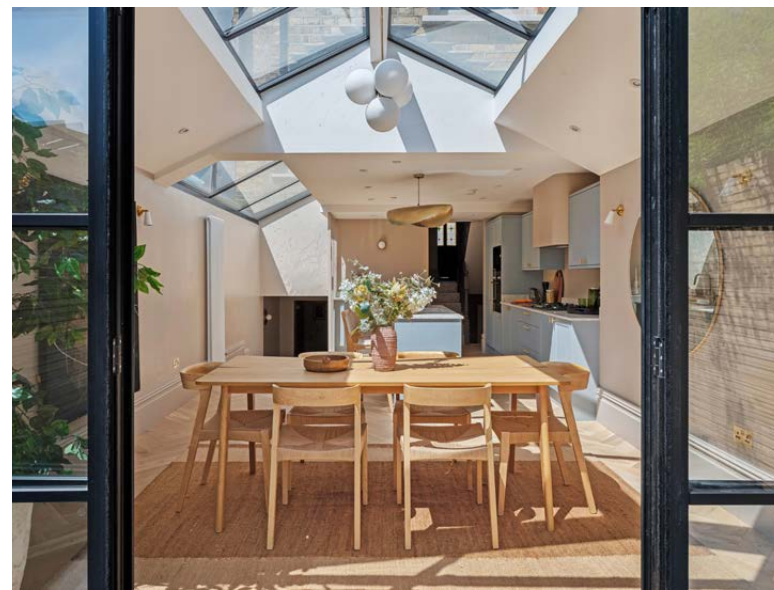
Equally impressive is the highly versatile lower ground floor, benefiting from both internal access and its own independent entrance from the front of the house. Currently arranged as a games room and additional reception, this incredibly flexible level could equally provide guest accommodation, a fifth bedroom, teenage den, cinema room, consulting room or self-contained workspace, complemented by a well-appointed utility room and extensive storage.

The upper floors continue the same meticulous attention to detail. The principal bedroom suite offers a luxurious retreat, complete with an en-suite bathroom wrapped in striking Starel Stones Calacatta Viola marble, creating a boutique hotel feel. Three further generous bedrooms are served by a beautifully designed family bathroom featuring Claybrook Studio tiles, whilst the ground floor cloakroom is finished with elegant Mandarin Stone tiling.

Throughout, every finish has been carefully curated, from the natural oak flooring and bespoke ironmongery to the choice of stone, lighting and colour palette. Rather than simply being renovated, this is a home that has been comprehensively restored and thoughtfully redesigned, where every decision has been made with longevity, craftsmanship and timeless design in mind.







Outside

The landscaped rear garden extends the living space beyond the house, creating a wonderful setting for summer entertaining before leading to a versatile garden studio, equally suited as a home office, gym, creative workspace or additional reception.

Situation

Positioned on one of Clapton’s most sought-after residential streets, Mayola Road enjoys an enviable setting moments from the independent cafés, acclaimed restaurants and vibrant community of Chatsworth Road and Lower Clapton Road. Millfields Park, the River Lea and Hackney Marshes provide an abundance of green open space, whilst excellent local schools and convenient transport links into the City, Canary Wharf and beyond make this one of East London’s most compelling turnkey family homes.

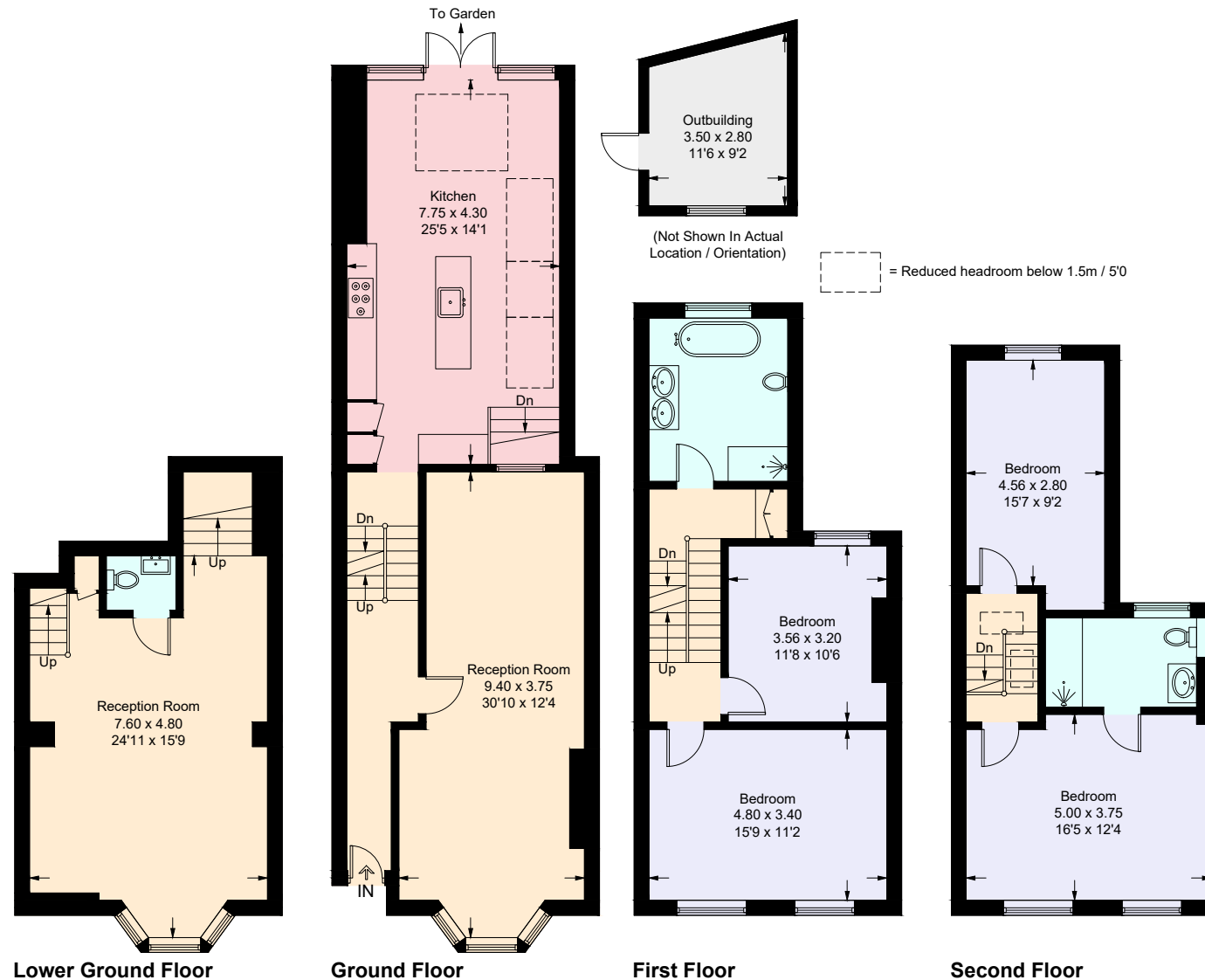
Additional Information

Local Authority: Hackney
Council Tax Band: E
EPC Rating: C



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Approximate Gross Internal Area = 195.1 sq m / 2100 sq ft, Outbuilding = 9.0 sq m / 95.8 sq ft,
Total = 204.1 sq m / 2195.8 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.