



LOVE LIVING  
HACKNEY



54 Brooksby's Walk, London, E9 6DA

Offers in excess of £1,400,000



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# 54 Brooksby's Walk

London, E9 6DA

- Rare detached Georgian house on Brooksby's Walk, Lower Clapton
- Beautiful period features combined with modern updates
- Generous ground floor bedroom (ideal for main/guest/office)
- Secluded courtyard with Yorkstone paving and mature tree
- Homerton Overground nearby – quick links to Stratford & Liverpool Street
- Spacious family home over four levels with lots of natural light
- Bright reception room with tall ceilings and fireplace
- Spectacular light-filled garden room opening to the courtyard
- Underfloor-heated garden room with sliding glass doors
- Moments from Chatsworth Road cafés, shops & Sunday market

## The Home-

This handsome detached four bedroom Georgian house on Brooksby's Walk is a true rarity. A spacious, characterful family home set across four generous levels with an abundance of natural light, spacious rooms, and a wonderful balance of original period features and thoughtful modern updates. Extremely well located, the property offers an enviable combination of space, flexibility, and charm that is increasingly hard to find in this sought after pocket of East London.



### The Indoors

Brooksby's Walk is well located in the heart of Lower Clapton, perfectly positioned for everything this vibrant corner of Hackney has to offer. Just moments away is the ever popular Chatsworth Road, with its fantastic selection of independent cafés, restaurants, delis, boutique shops, and the famous weekly Sunday market.

Entering via the beautiful pink front door, you're greeted by a bright and spacious hallway. On your left you are welcomed by a reception room with tall ceilings, beautiful proportions, and a striking fireplace that forms the heart of the space. Towards the rear of the property, the stairways is the gateway to the rest of the home. Going down the stairs, the spectacularly bright garden room at the rear of the property flows seamlessly into wrap around garden through wide fully opening doors.

Bathed in natural light from multiple aspects, this space is perfect for relaxed living, entertaining, or simply enjoying views of the garden. A generous bedroom with excellent proportions also sits on the ground floor level, offering versatile use as a main bedroom, guest room, or home office.

The lower ground floor is dedicated to sociable cooking and dining. The large dining room has a gorgeous view of the atrium and easily accommodates a big table for family gatherings or dinner parties. Adjacent is a well equipped kitchen with plenty of workspace, while an array of clever storage rooms and a useful pantry complete this level, ideal for keeping everyday life organised.

Rising to the first floor, you'll find two impressive double bedrooms, both boasting generous proportions and a calm, restful feel. You also benefit from a smaller single bedroom which makes a great office space. The second floor is home to a luxurious family bathroom, complete with a shower over bath, skylight, and a fresh, contemporary finish. The second bathroom is located in the garden room and benefits from a walk-in shower.

Throughout the house, the thoughtful layout, fantastic mix of period features and modern design, original fireplaces and natural light create a warm, layered atmosphere. The current owners have styled the home with personality and care from the striking colour palette and beautiful artwork to the clever storage solutions making it feel instantly homely.

### The Outdoors





At the rear of the house is a gorgeous garden room extension and atrium which give a wonderful indoors, outdoors feel. The bright space fills with morning sunlight and is perfect for the first coffee of the day and evening drinks. The extension also benefits from a shower room. The elegant, porcelain-tiled floor is underfloor heated and the sliding glass wall system opens onto a secluded courtyard garden paved in reclaimed Yorkstone slabs with a charming Staghorn Sumach tree providing stunning 4-season beauty. Bounded by a tall wall of London-stock brick this is a peaceful, private and secure sanctuary with plenty of space for container pots and garden furniture.

#### Loving the Location

Tucked away on the outer reaches of Hackney, Brooksby's Walk sits alongside the quiet terraces of Homerton and Lower Clapton and connects into Chatsworth Road's diverse range of independent shops, cafes and restaurants, including the Castle Cinema and specialist suppliers L'Epicierie 56. There are excellent primary and secondary schools in the area.

Within easy reach are a range of popular local pubs offering gastro food, pool, quiz nights and beer gardens, and the buzzing energy of Hackney Wick, Mare Street, London Fields, Broadway Market and Hackney Road are also just a short journey away on foot, bicycle or bus.

For open green space 5-10 minutes away, to stroll, cycle, run or walk the dog in, head to Millfields Park, along the Lee Navigation canal path, or over to the Essex Filter Beds nature reserve. The sweeping landscapes of the Hackney Marshes and Walthamstow Wetlands, Springfield Park, Victoria Park, Woodberry Wetlands are all also within easy reach. And wander over to the Queen Elizabeth Olympic Park for vibrant gardens, open spaces and play and picnic areas, world class sports facilities (swimming at the London Aquatic Centre) and cultural inspiration and discovery at events, performances, exhibitions and activities at the V&A East Storehouse and Museum, Sadler's Wells East, and BBC Music Studios.

Homerton Overground station is a short walk from the house, providing quick links to Hackney Central, Hackney Wick, Stratford (Westfield Shopping Centre and Central, Elizabeth, Jubilee Line and DLR connections) and Highbury and Islington/Upper Street. Walthamstow Village and Epping Forest can also be reached using local buses.

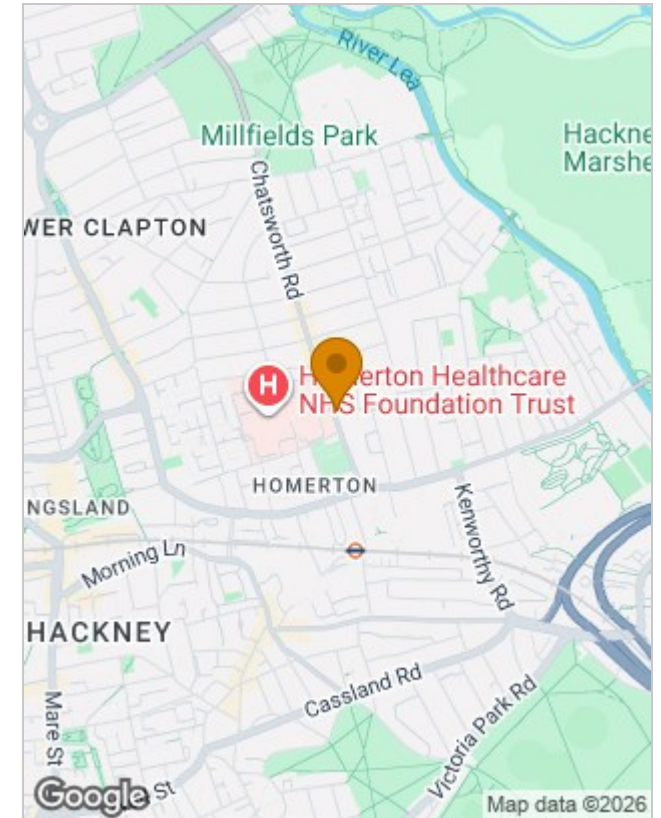




## Floor Plans



## 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.