



LOVE LIVING

HACKNEY



19 St. Thomas's Place, London, E9 7PW

Offers in excess of £1,175,000



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19 St. Thomas's Place

London, E9 7PW

- Three storey Georgian house
- Prime east London location
- Three generously sized bedrooms
- Restored period features
- Close to Victoria Park, London Fields and Broadway Market
- Exceptional transport Links
- South west facing garden
- Farrow & Ball

The Home -

St. Thomas's Place is a three-bedroom, three-storey Georgian home that is a truly special find, surrounded by greenery it is located moments from some of East London's most vibrant hotspots. Overlooking two hidden gardens, this home feels like a private retreat while sitting comfortably between Broadway Market, Victoria Park, and the Regent's Canal. The perfect balance of quiet seclusion and lively city living. Recently renovated, this home offers Farrow & Ball hues throughout, restored original fireplaces, intricate Georgian cornicing, and beautifully sanded and tinted floorboards. A reimagined kitchen-dining area, south west facing garden, high-spec bathroom, and meticulous exterior improvements that ensure a move in ready experience.



The Indoors

Entering immediately to your right, a generous double reception room awaits. Sunlight streams through bay windows, illuminating original fireplaces and original elegant Georgian floorboards and cornicing. This space is cleverly divided, allowing for a flexible setup like a cosy lounge in one half, a study or playroom in the other. A second fireplace and an additional window at the far end ensure warmth and natural light extend throughout the entire space.

Descend to the lower ground floor, where the kitchen and dining areas unfold in a seamless yet subtly zoned open-plan design. A cleverly placed storage unit doubles as a mini-island, subtly defining the space while keeping everything functional.

The kitchen itself is a space filled with both form and function, featuring ample cabinetry and sleek countertops while hosting top-of-the-line Bosch appliances, including a 2021 Bosch dishwasher, a 2020 Bosch washing machine, a 2016 Bosch tumble dryer, a 2022 BOSCH built-in oven, and a 2017 NEFF gas hob, ensuring both style and efficiency. A charming tiled splashback adds a unique touch, and an additional window ensures constant brightness. Meanwhile, the dining space features another fireplace and direct access to the garden, making it ideal for entertaining. An added benefit of having the dining area on the ground floor is that it helps contain noise during gatherings, preventing disturbances to those resting upstairs.

Upstairs, the first floor houses the primary bedroom, a spacious room with a double bed, fitted wardrobes, and its own fireplace. Large windows flood the room with light, enhancing the soft, neutral tones that illuminates the space. Adjacent is the second bedroom, equally spacious, ideal for a guest room or home office. With plenty of room for a bed, wardrobe, and even a small work area, this space offers versatility. Further up, the third bedroom welcomes you to a well-proportioned space, continuing the home's warm and inviting aesthetic.

Also on this floor is the main bathroom. Sleek and modern, it features a freestanding bath, a walk-in shower, and high-end fixtures that create a spa-like atmosphere. A large window provides a view of the space behind.

The Outdoors





The outdoors is a south west facing space for both relaxation and entertaining. Paved throughout for easy upkeep, there's a dedicated area for a barbecue, perfect for summer evenings with friends. Further along, a seating space invites gathering with friends and family or lazy weekend afternoons. A border of planters allows owners to create their own oasis, adding life and colour to this peaceful space.

Loving The Location

St. Thomas's Place is excellently located, just moments from the popular London Fields and vibrant Mare Street, and close to the green spaces of Victoria Park and the Regents Canal path.

There are numerous amazing restaurants locally, notably Lardo on Richmond Road, the renowned Angelinas on Dalston Lane, Elliotts and Bright on Mare Street, plus Pidgin and Violet on Wilton Way. Weekly markets take place at Victoria Park, Well Street and Broadway Market has a reputation for some excellent places to eat and drink; it also hosts a food market on Saturdays. The E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread and grains, and nearby Netil Market is a thriving hub of restaurants, breweries and coffee roasters. Broadway Market itself has a huge array of cafes, pubs, and restaurants to enjoy and on Saturdays it comes alive with the Market that brings wonderful food options and Vinyl, clothing stalls aplenty. London Fields is a short walk away and nestled in the middle is the famous London Fields Lido.

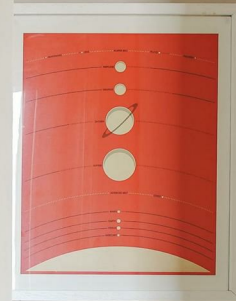
London Fields Overground Station is moments away, whilst Hackney Central station is also close by, both offering easy access into the City and West End. The central line is also a short walk away at Bethnal Green plus numerous bus routes.



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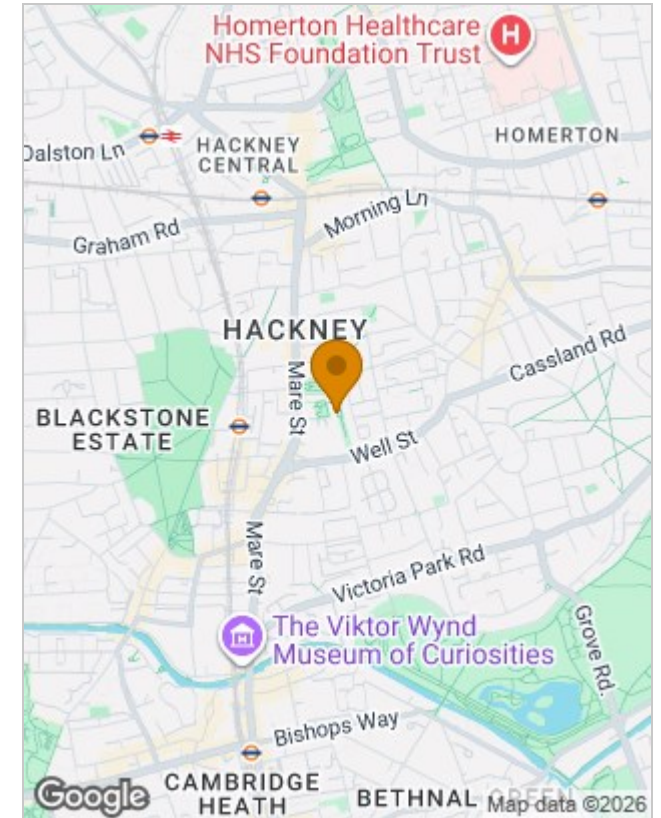
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Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

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