LOVE
LIVING



1a Killowen Road, London, E9 7AG

Offers in excess of £565,000

1 1 1 D


Permit holders only
Mon - Fri
8.30 am - 6.30 pm

1a Killowen Road

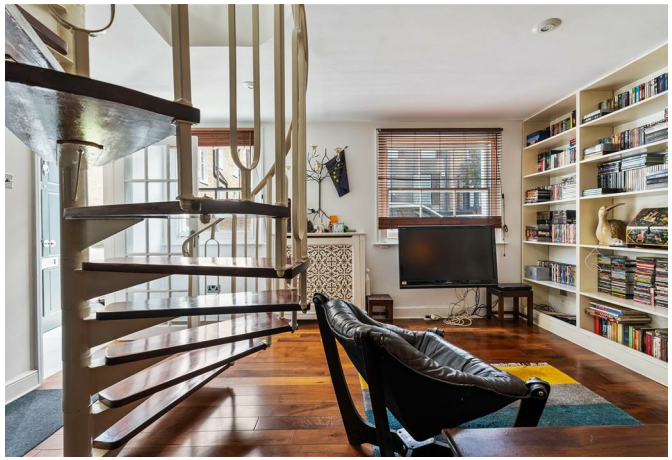
London, E9 7AG

- Complete internal renovation in 2008
- Freehold
- Juliette Balcony
- Prime Location
- Brand-new main windows and doors installed in 2022
- New upstairs bathroom
- Open-plan living and kitchen area
- Accessible transport links

The Home

This beautifully renovated modern home on Killowen Road, merges timeless style with contemporary comforts. Designed with a focus on open-plan living and natural light, this property offers a carefully thought-out layout across two floors, complete with a Juliette balcony. Originally updated in 2008 with a full internal renovation and further enhanced in 2022 and 2025, this home is ready to move in to. Living on Killowen Road puts you in the heart of Hackney, just moments away from Well Street, you'll find an excellent selection of independent cafes, eateries, and local amenities, including Well St Pizza and the ever-popular Kenton Arms. Homerton Station is just minutes away, offering fast Overground connections to Stratford and Highbury & Islington, making commuting and city exploration effortless. for open green spaces, Victoria Park is a short walk away, as is Well Street common.





Offers in excess of £565,000



The Indoors

Upon entry, a contemporary W/C sits straight ahead, while to the right, you step into the open-plan living and kitchen area. The main living space is bright and airy, benefiting from walnut floorboards installed during the 2008 renovation and a bespoke fitted bookshelf, giving the room a touch of character and functionality. The kitchen blends practicality and style, with tiled flooring and a modern layout designed for entertaining as much as everyday living. A beautifully designed spiral staircase featuring walnut steps installed in 2008 leads to the first floor. Here you'll find the bedroom with an en-suite, which boasts both a bath and shower for comfort. The bathroom has been upgraded with a brand-new loo in 2025 and benefits from stylish tiled finishes installed during the original 2008 renovation. The bedroom opens directly onto the Juliette balcony, creating a seamless flow between indoor and outdoor living.

Loving The Location

Killowen road is moments from Well St with a fantastic



array of local amenities and notable eateries such a Well St Pizza and Kenton Arms. Hackney Wick is nearby and lies between Victoria Park and the River Lee. Once a bustling industrial area, it now draws an eclectic and creative crowd. Since the 2012 Olympics, it has seen a significant influx of cultural investment, with new developments and facilities in easy reach of this house. There are numerous restaurants and bars, including the Michelin-starred Cornerstone, as well as Silo and Crate Brewery.

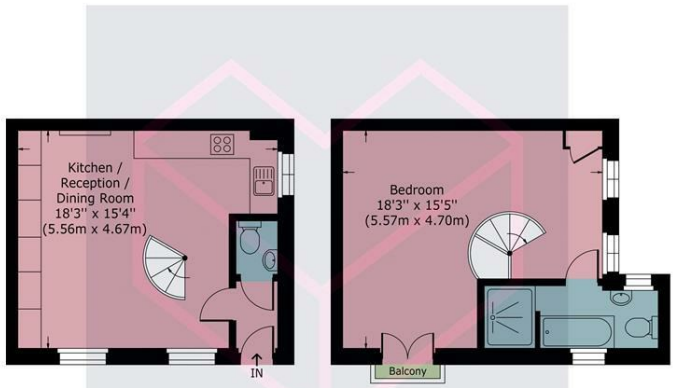
The Here East campus, The Breakfast Club, Randy's Wings, Mother and Gotto is a short walk away and operates as a co-working hub and cultural centre, while award-winning theatre and music venue The Yard is also close by. The amenities of the Olympic Park are close at hand, where the East Bank, a new world-class cultural quarter, is now under construction, with new facilities for the V&A Museum, Sadler's Wells Theatre, the BBC and the London College of Fashion, as well as a new campus for UCL.Homerton station, is minutes away and runs direct services to Stratford and Highbury & Islington on the London Overground.







Floor Plans

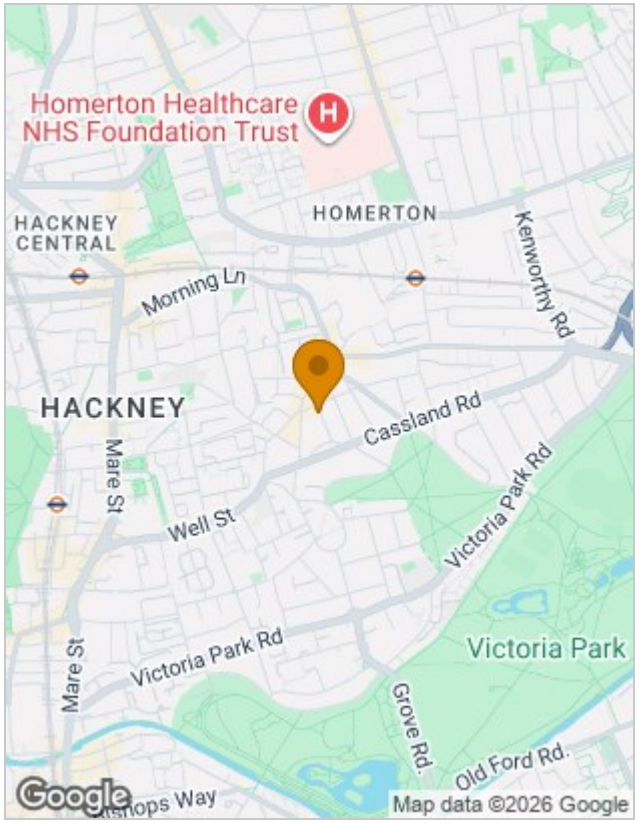


Killowen Road, E9

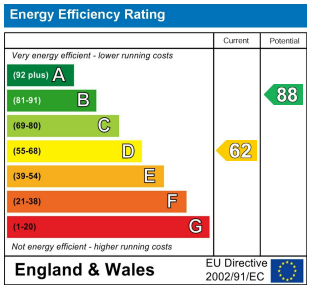
Approximate Gross Internal Area = 53.59 sq m / 577 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Location Map



Energy Performance Graph



Viewing

Please contact our Love Living 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.

Studio 74, Containerville 1 Emma Street, London, E2 9DT
Tel: 0203 005 2600 Email: hello@loveliving.uk https://www.loveliving.uk