



# LOVE LIVING

HACKNEY



51 Roding Road, London, E5 0DN

£1,400,000



4



3



2



3



£1,400,000

# 51 Roding Road

London, E5 0DN

- Four double bedrooms
- Southwest facing garden with a powered garden room
- Three bathrooms
- En-suites and walk in wardrobes
- Close to Victoria Park and Chatsworth Road
- Underfloor heating
- Utility room
- Farrow & Ball / Little Greene

## The Home -

This four-bedroom, three bathroom family house on Roding Road is over 1,781 square feet and has been thoughtfully extended to create a beautifully bright kitchen diner with floor to ceiling glass opening onto the southwest facing garden. There is a walk-in wardrobe and en-suite with the principle bedroom, underfloor heating, lots of original features, Farrow & Ball/Little Greene, Granite tops in the kitchen and a powered garden room. Nestled away on the top floor is a handy utility room plus another double bedroom with en-suite. Coming to the market chain free and within easy reach of Victoria Park, Chatsworth Road, The River Lea and the Olympic Park.



### The Indoors

Beyond its traditional Victorian frontage, the house unfolds into a thoughtfully curated interior with charm understated modernism. The first reception room is welcoming and composed, its restored bay window drawing in generous daylight that shifts beautifully throughout the day. A palette of muted neutrals including Farrow & Ball 'Wimborne White', light-toned oak underfoot, and subtle black detailing lends the space a quiet sophistication. The door frames and stairs are painted in 'Railings' by Farrow and Ball.

Toward the rear, the home transitions into an expansive kitchen and living environment designed for contemporary living. A sleek central island with Quartz tops and painted in Farrow & Ball 'Pitch Blue' - forms the heart of the room, complemented by handle-free cabinetry in soft white hues and brushed brass accents that add a gentle glow. Overhead skylights and broad glazing invite the garden inward, creating a visual flow to the 36-foot outdoor space. Tucked just beyond, the snug provides an intimate counterpoint an ideal space for unwinding, layered with tactile textiles and ambient lighting.

Ascending upstairs, the main bedroom offers a sense of calm proportion and privacy and is finished in Little Greene 'Oval Room Blue' complete with bespoke built shelving, a dedicated walk-in wardrobe and a refined en-suite, this bathroom is smartly finished with patterned floor tiles and marble-effect wall tiling, featuring a vanity unit with inset basin and useful wall-mounted storage. A frosted window provides natural light and privacy, while a vertical radiator adds a contemporary touch.

The upper levels continue the theme of flexibility, with three additional bedrooms adaptable to evolving needs whether for family, visitors, or remote working. On the top floor we have another double bedroom with its own en-suite, finished in a soothing palette of soft blush pink tiling that wraps the walls and shower enclosure for a seamless, spa-like serenity. The modern walk-in shower with frameless glass screen offers a luxurious rainfall experience, complemented by a recessed niche for toiletries. The classic white basin sits atop slender chrome legs, paired with a generous heated towel rail. plus a handy utility room is tucked away up here offering a great space for laundry away from the hub of the home.

The home boasts three distinctly individual bathrooms, each offering its own unique personality and mood perfectly reflecting the property's creative, eclectic spirit while providing versatile options for everyday family life or guests. The main family bathroom is a compact, joyfully bold space that radiates sunshine and joy through its fearless use of colour and playful details. The walls feature a striking hand printed wallpaper by Stoff Studios of repeating cheerful sun faces in vibrant orange yellow on a light background. Below a neat shelf line, glossy bright orange-yellow square tiles cover the lower walls and continue seamlessly into the shower/bath area, where they envelop a classic bathtub with an integrated niche shelf. The floor echoes the sunny theme in a solid, glossy yellow orange tone.

### The Outdoors

From the kitchen, fully opening bi folding glass doors lead out to a southwest-facing garden, providing an ideal space for entertaining and alfresco dining. The garden further benefits from a large powered studio room with an integral shed section.





### Loving the location

Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes, offers many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 56. The high welfare Morgans Butchery, Stone Bros is excellent for coffee, and there is a weekly food market on Sundays. Restaurants such as Uchi, My Neighbours The Dumplings and Lucky & Joy, in addition to the legendary wine bar P. Franco are all nearby in Lower Clapton. The Elderfield is a classic local favourite pub. The Castle Cinema, is independently crowdfunded and screens features, as well as classic and contemporary art-house films. Blok gym is a few minutes walk away.

For green open space, just a short walk away is Millfields Park, Hackney Downs Park, Clissold Park, Springfield Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush green belt 10 minutes on foot and is perfect for a dog walk, summer picnics, and even a visit to see the horses that live there year round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping forest with 20-30 minutes.

Roding Road sits in the catchment area of many fantastic primary and secondary schools.

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 U

CL.

Homerton station, is minutes away and runs direct services to Stratford and Highbury & Islington on the London Overground.



A dark grey shelving unit with a light wood top. The top section is open shelving containing books, framed photos, and small decorative items. Below the open shelves is a built-in lamp with a white shade and a ceramic base. Underneath the lamp is a green suitcase and a black box. The unit has four drawers with gold handles.



A dark grey shelving unit with a light wood top. The top section is open shelving containing books, framed photos, and small decorative items. Below the open shelves is a built-in lamp with a white shade and a ceramic base. Underneath the lamp is a jewelry bust, a small table with a lamp, and a decorative mask. The unit has four drawers with gold handles.

A white shelving unit with a light wood top. The top section has three drawers with black knobs. Below the drawers is an open shelf containing folded black and blue clothing. A large black TV is mounted on the wall above the unit.

## Floor Plans



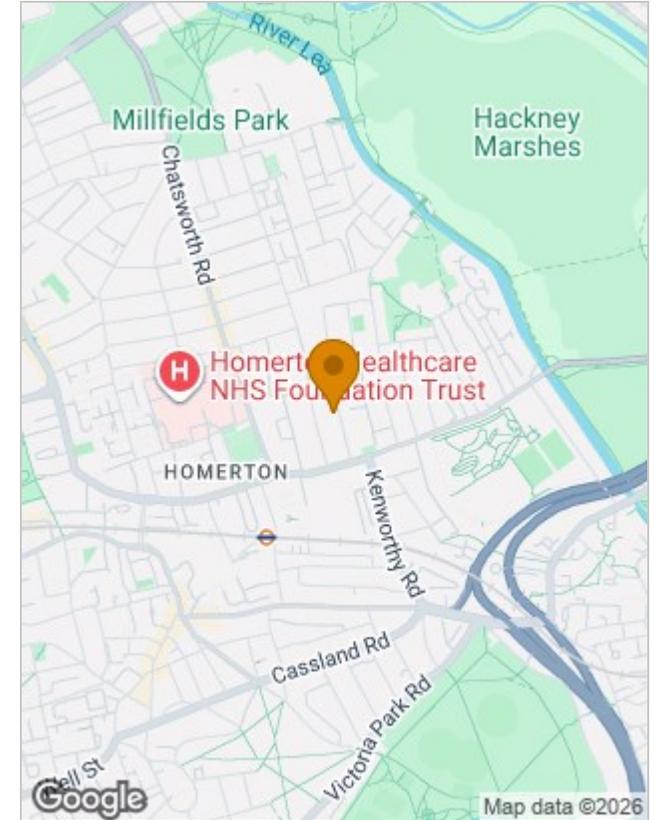
## Viewing

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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## Location Map



## Energy Performance Graph

