LOVE LIVING



Orwell Court Pownall Road, London, E8 4PR

Offers in excess of £675,000

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Orwell Court Pownall Road

London, E8 4PR

- Three-bedroom home arranged over two floors
- Generous open-plan kitchen, dining and living space
- Pale timber flooring throughout
- Timber-decked seating area and established garden planting
- Approximately 910 sq ft / 84.50 sq m
- Private rear garden extending approximately 10 metres with a climbing 17 year old grape vine
- Characterful kitchen with patterned tiles and central island
- Close to Regent's Canal, Broadway Market and London Fields

The Home -

A wonderfully bright three-bedroom home arranged over two floors, with an expansive open-plan living space, warm timber flooring and beautifully planted private front and rear gardens. Positioned within Orwell Court, just moments from the Regent's Canal, the house offers approximately 910 sq ft of accommodation, with a considered balance of generous communal spaces and quieter rooms upstairs.

Set within a low-rise, brick-built development on Pownall Road, this three-bedroom house is defined by its generous proportions, natural light and direct connection to the garden.

The architecture is understated and functional, with broad windows bringing light into both floors and a simple arrangement of rooms that lends itself to contemporary living. Inside, white walls and pale timber flooring provide a calm backdrop, while the kitchen introduces a more expressive mix of patterned tiles, natural wood and colourful cabinetry.

The ground floor is given almost entirely to an open-plan kitchen, dining and living space, extending to over 27 feet in length. Upstairs, three bedrooms and a family bathroom are arranged around a central landing, with an abundance of built-in storage throughout.

To the rear, a private garden extends approximately 10 metres, providing a particularly lovely continuation of the living space.

Beyond the house itself, the development has a wonderfully warm and welcoming sense of community, making it especially appealing for families with young children. Neighbours enjoy an active gardening group, while an on-site playground and football pitch provide spaces for local children to play and spend time together. There is a genuine sense of





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The Indoors

The house opens into a bright, open-plan living area, where ash hard wood flooring runs uninterrupted towards the kitchen and garden beyond. Broad windows at the front overlook the established trees and greenery surrounding Orwell Court, bringing a pleasant sense of openness to the room.

The generous proportions allow the space to be arranged into distinct sitting and dining areas without interrupting its natural flow. White-painted walls and exposed structural beams lend the interior a simple, understated character, while an open timber staircase rises to the first floor.

At the rear, the kitchen forms a natural gathering point. White cabinetry is paired with walnut worktops and a particularly attractive collection of blue and white patterned tiles, introducing colour and texture to the otherwise neutral interior. A substantial central island finished in acacia with muted green drawers, houses the hob and oven while providing additional preparation space and storage. There is also the benefit of a convenient downstairs WC and utility room, providing additional practicality.

A broad run of windows overlooks the front and rear gardens, and a glazed door opens directly outside. This relationship between the kitchen and rear garden is one of the home's most appealing qualities, allowing the two spaces to feel closely connected.

Upstairs, three bedrooms continue the restrained material palette, with pale timber flooring, white walls and generous windows throughout. The principal bedroom is particularly well proportioned, with a wall of fitted Birch ply wood wardrobes providing excellent storage. Natural light enters through a wide arrangement of windows, while the room's simple finishes offer a versatile backdrop for furniture and artwork.

The second bedroom is another comfortable double, with built-in cupboards and a bright outlook. The third bedroom, smaller in scale, would work equally well as a child's bedroom, study or dedicated home office. Both these bedrooms overlook the communal gardens and Regents Canal. The family bathroom is finished in neutral limestone tiling and includes a bathtub with overhead shower, a contemporary wall-mounted basin and windows providing natural light. A separate WC is positioned on the ground floor, adding everyday practicality.

The Outdoors



The private rear garden is a real highlight of the property, extending approximately 10 metres from the house and thoughtfully arranged around a mixture of planting, seating and open space.

A timber deck immediately outside the kitchen provides a natural setting for outdoor dining or a morning coffee, with a climbing 17 year old grape vine overhead creating a wonderfully leafy atmosphere during the warmer months.

Beyond, a pathway leads through the garden, bordered by raised planting beds, established shrubs and a variety of productive planting. Timber slatted fencing introduces a contemporary touch, while a mature evergreen tree provides an attractive focal point at the far end.

There is a relaxed, almost allotment-like quality to the space, with room for growing vegetables, herbs and flowers alongside areas for sitting and entertaining. A garden shed provides useful additional storage.

The greenery continues beyond the boundaries of the house, with mature trees and landscaped areas softening the brick elevations of Orwell Court with the front garden also leading onto the communal gardens.

Loving the Location

Orwell court is excellently located, just moments from the popular London Fields and vibrant Broadway Market, 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, Elliots 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 a short walk away, as is Haggerston overground, both offering easy access into the City and West End.







Floor Plans

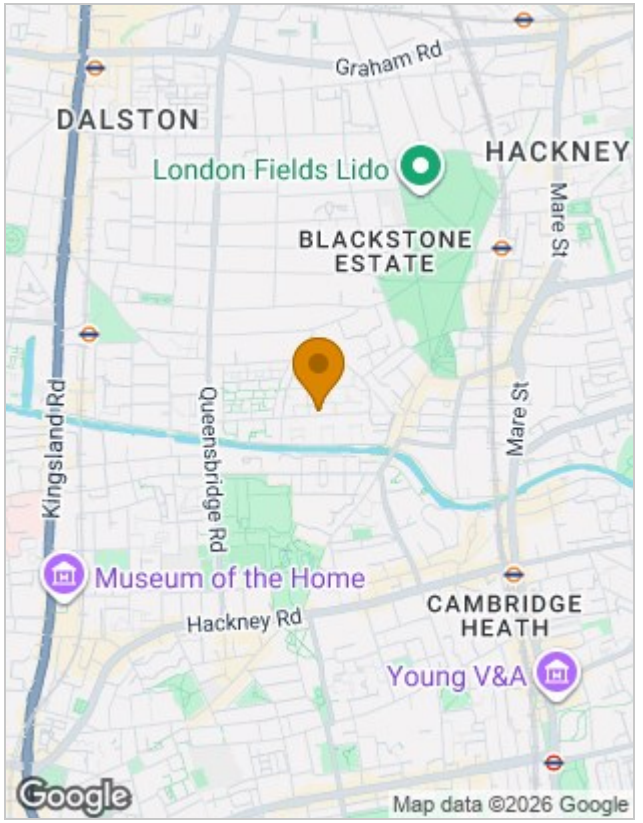


Orwell Court

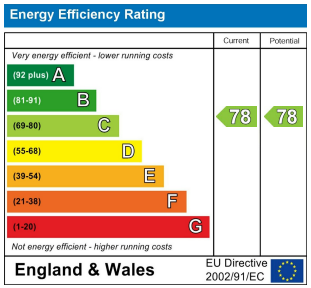
Approximate Gross Internal Area 84.50 sq m / 909.55 sq ft

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.

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