



# Richmond Road

Hackney, E8

Guide Price £3,250,000

Situated within the highly sought-after Graham Road and Mapledean Conservation Area, this exceptional Victorian freehold house has been recently refurbished to an exacting standard and offers in excess of 2,600 sq ft of beautifully presented accommodation arranged over four storeys.

**CHESTERTONS**



# Richmond Road

Hackney, E8

- Victorian Freehold
- Graham Road and Mapledean Conservation Area
- Three Bedrooms
- Two Bathrooms
- 68' Rear Garden
- Recently Refurbished to a Very High Standard



Entered via the raised ground floor, the property opens into an impressive entrance hallway leading to a magnificent 17' x 14' reception room. This elegant space flows seamlessly through large double doors into a comfortable sitting room, which enjoys delightful views over the expansive 68' rear garden. These rooms are rich in period character, showcasing ornate fireplaces, wooden flooring, intricate corning, ceiling roses, sash windows and traditional shutters. Descending to the lower ground floor, a stylish guest cloakroom with exposed brickwork is positioned on the half landing, with access out to the rear garden. The lower ground itself has been thoughtfully designed for modern living, featuring a generous open-plan kitchen leading through to a dining area, alongside a separate pantry with garden access. This level also includes a further guest cloakroom, a striking walk-in shower/sauna finished with intricate mosaic tiling, and excellent storage options, including a room running alongside the kitchen that connects to the lower ground front entrance, as well as additional storage beneath the external stairs. On the first floor, the generous 17' x 14' principal bedroom is complemented by a luxurious four-piece family bathroom. The top floor offers two further well-proportioned double bedrooms, each fitted with their own wash hand basins. The property is superbly located on Richmond Road, one of Hackney's most desirable residential streets, known for its attractive period homes and vibrant local atmosphere. The area offers an abundance of independent cafés, restaurants and boutique shops, creating a lively yet community-oriented feel. Moments away is London Fields, a popular green space featuring open lawns, tennis courts and the much-loved lido. Within easy reach is Broadway Market, renowned for its artisan food stalls and weekend market, as well as Victoria Park, offering expansive parkland, lakes and scenic walking routes. Transport links are excellent, with London Fields Station and Hackney Central Station both nearby, providing swift access via the London Overground into the City, Stratford and beyond. Numerous bus routes along Richmond Road further enhance connectivity across London. This outstanding home combines timeless Victorian charm with contemporary design in a prime Hackney location.

**Tenure:** Freehold

**Local Authority:** London Borough of Hackney

**Council Tax Band:** F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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# RICHMOND ROAD, E8

APPROXIMATE GROSS INTERNAL AREA

LOWER GROUND FLOOR = 791 SQ FT / 73.5 SQ M (EXCLUDING REDUCED HEADROOM)

RAISED GROUND FLOOR = 677 SQ FT / 62.9 SQ M

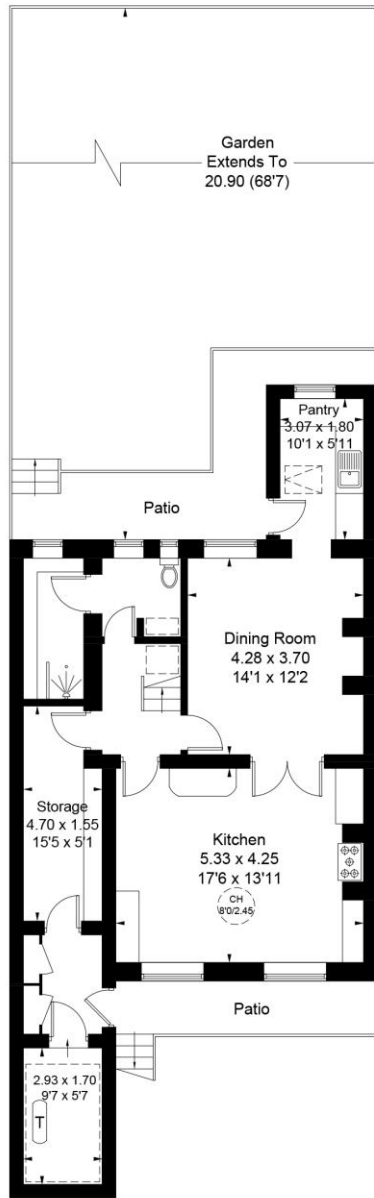
FIRST FLOOR = 534 SQ FT / 49.6 SQ M

SECOND FLOOR = 541 SQ FT / 50.3 SQ M

REDUCED HEADROOM = 58 SQ FT / 5.4 SQ M

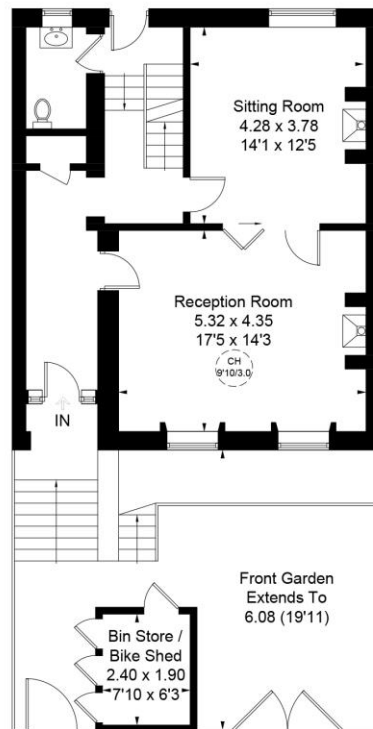
BIN STORE / BIKE SHED = 50 SQ FT / 4.6 SQ M

TOTAL = 2651 SQ FT / 246.3 SQ M

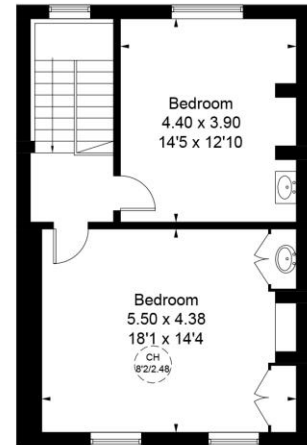


**LOWER GROUND FLOOR**

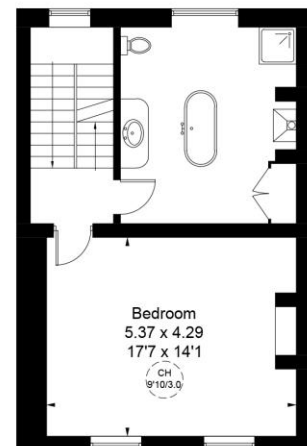
= Reduced headroom below 1.5m / 5'0  
 = Ceiling Height



**RAISED GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

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