



LOVE LIVING  
HACKNEY



Wintergreen Court Homerton High Street, London, E9 6FU

Asking price £650,000



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# Wintergreen Court Homerton High Street

London, E9 6FU

- Two bedroom split level apartment spanning over 1,060 sqft
- Private Entrance
- Main bedroom with en suite
- Close to Chatsworth Road
- Open plan kitchen and living area
- Private front garden
- Walking distance from Homerton station

## The Home -

This immaculate split level two-bedroom apartment forms part of Wintergreen Court and has been thoughtfully renovated over recent years. The overall footprint is over 1,000 square feet and upgrades include new radiators, bespoke door handles sourced from Bolibar in Barcelona, and window handles featuring vintage Italian brass and Lucite adapted by Van Cronenburg to suit modern windows and Corston switches and sockets. Further carefully curated details include a well thought out colour palette comprising of both Farrow & Ball and the Paint and Paper Library.

The home benefits from a private outdoor area that opens out via floor to ceiling doors from the main reception room. Perfectly positioned, it sits just moments from Homerton Station and within easy walking distance of both Well Street and Chatsworth Road, renowned for their cafés, galleries, amenities, and vibrant weekend markets. The green spaces of Victoria Park and Well Street common are also a short walk away.



## The Indoors

Accessed on the ground floor via the private garden, the apartment opens into a generous living and kitchen area. Natural light floods the room on bright days and is enhanced by an understated, neutral scheme, with a considered palette of tones from Paper & Paint Library, Dulux Heritage, and Farrow & Ball used throughout. The kitchen features white cabinetry, Amtico flooring, a Corian worktop, and a Bosch dishwasher, with Philips Hue LED strips discreetly installed above the counters for atmospheric lighting.

Leading into the hallway, you'll find the first bedroom, a space with a calm, refined finish, featuring floor to ceiling windows that open onto a Juliet balcony. Adjacent is the main bathroom, complete with a built-in bath and heated towel rail. Proceeding to the lower ground floor, the principal bedroom is beautifully accented by an abundance of natural light from the floor-to-ceiling windows. The room comfortably accommodates a double or king-sized bed and is complemented by an en suite. Opposite, a utility room provides additional storage for a washing machine and other household essentials and could be conveniently used as a dedicated laundry room.

## The Outdoor

A private front garden completes this home, offering a personal entrance and a lovely space to relax, entertain friends, or personally enjoy the outdoors.

## 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, Fika 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 107 are all nearby in Lower Clapton. The Adam and Eve is a classic local favourite pub. The Castle Cinema, is independently crowdfunded and screens features, as well as classic and contemporary art-house films.





For green open space, just a short walk away is Millfields Park, Victoria 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 moments away 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.

Hackney Central is close by and runs direct services to Stratford and Highbury & Islington on the London Overground, whilst Hackney Downs also offers direct trains to Liverpool Street. Bethnal Green Underground Station, easily accessible by bus, has excellent links to central London via the Central Line.

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.

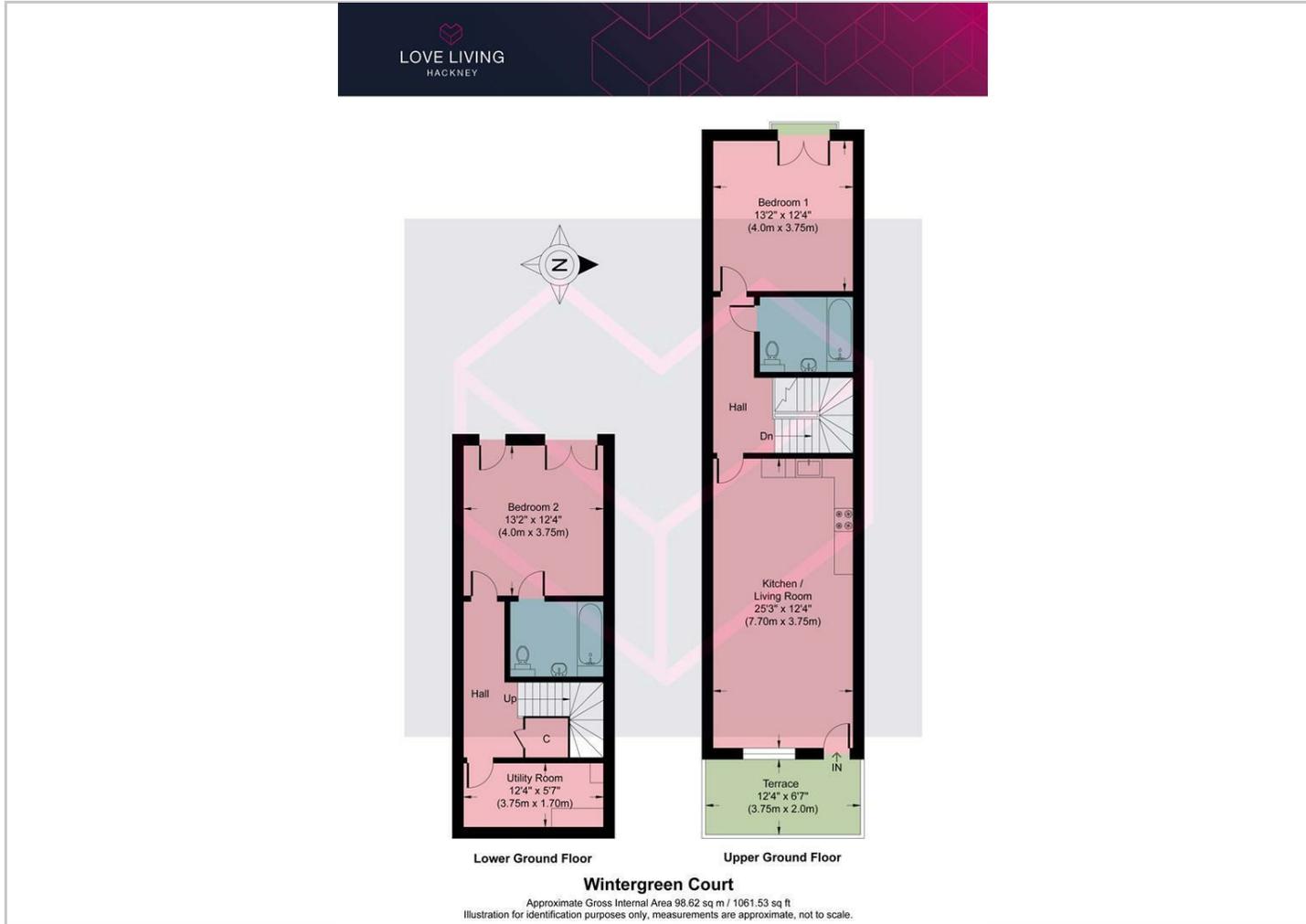
The amenities of the Olympic Park are close at hand, where the East Bank, a new world-class cultural quarter, is now under construction, with new facilities for the V&A Museum, Sadler's Wells Theatre, the BBC and the London College of Fashion, as well as a new campus for UCL.

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





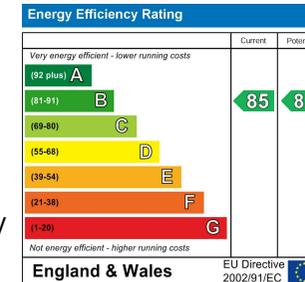
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

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