

## Sutton Place, E9

£6,500 Per calendar month

This beautifully restored Grade II listed Georgian home sits on a quiet cul-de-sac beside the historic St John at Hackney church gardens, in the heart of one of East London's most vibrant and creative neighbourhoods.

Arranged across four floors, the house has been thoughtfully and extensively renovated internally in 2023, including new wiring and plumbing throughout, with exceptional attention paid to detail, craftsmanship and finish. Original Georgian character has been carefully preserved and paired with high-end contemporary fixtures and fittings, creating a home that feels both elegant and warm.

The property offers four generous bedrooms, two bathrooms, dual-aspect reception rooms with original sash windows and Georgian fireplaces, and a striking kitchen featuring black marble surfaces, premium appliances and bespoke finishes. Design details throughout include Tom Dixon lighting, 1930s Anglepoise lighting features, dimmer switches throughout, new radiators and carefully curated materials and fittings.

The principal bathroom is exceptionally spacious, featuring a freestanding roll-top bath, while a separate contemporary wet room includes underfloor heating.

The house has also been modernised for energy efficiency and flexible living, with two separate remotely controlled heating systems allowing the upstairs and downstairs floors to be heated independently.

To the rear is an extraordinary 110-foot south-facing garden - a rare oasis in central Hackney - with landscaped entertaining areas leading to a wild meadow garden designed to encourage urban wildlife and bees.

This is a rare opportunity to rent a design-led historic family home with exceptional outdoor space in one of London's most sought-after neighbourhoods.

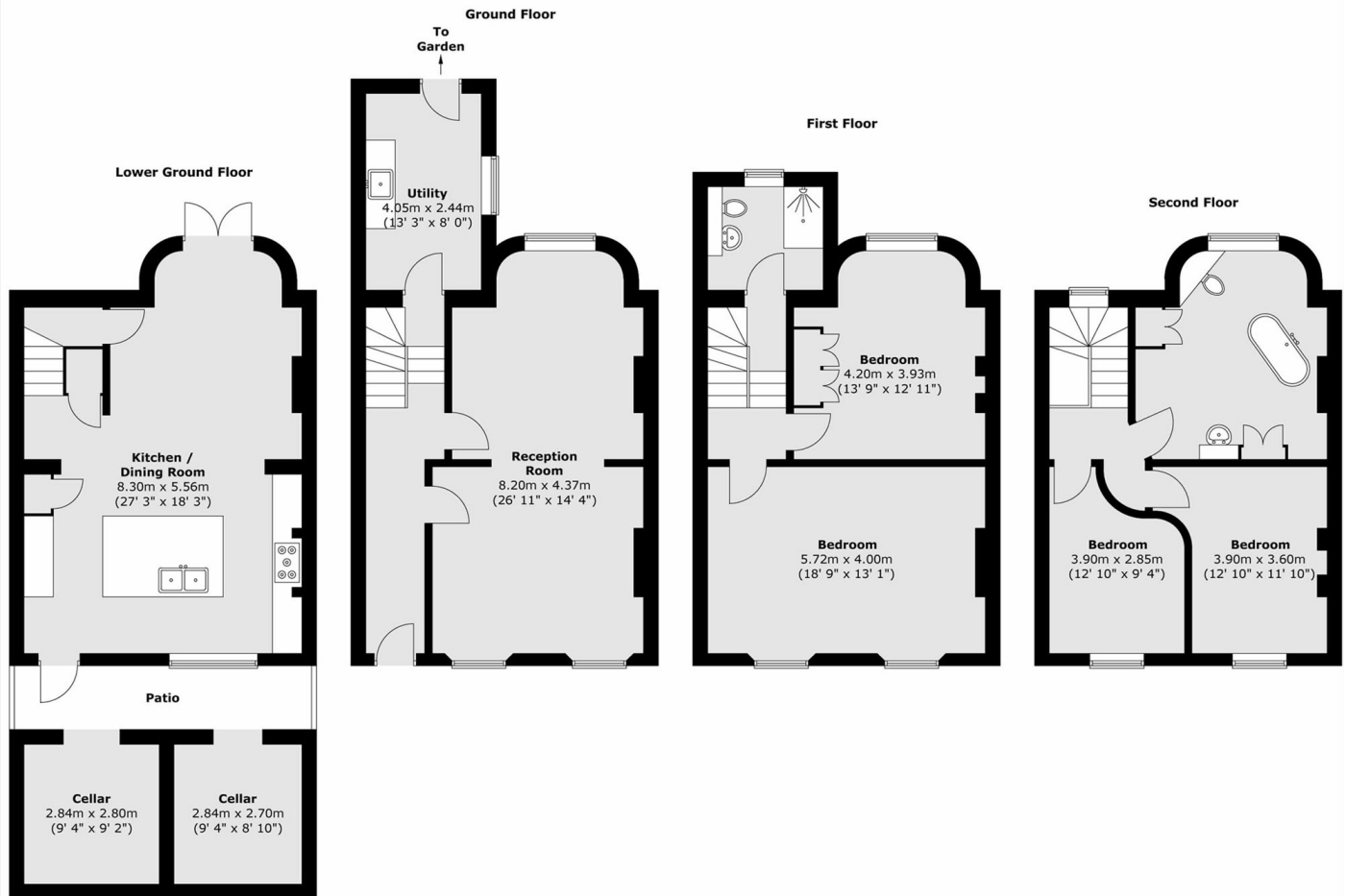
Available for long-term rental to a family or couple.

Sutton Place is moments from the best of Hackney, with Broadway Market, Chatsworth Road, London Fields and Mare Street all within walking distance, alongside some of East London's best cafés, restaurants and independent shops. Hackney Central and Hackney Downs stations are both nearby, providing excellent links to the City, Stratford and Highbury & Islington.

### Features

- Georgian Home
- Four Bedrooms
- Grade II Listed
- Sash Windows
- Furnished
- Private Garden
- Modern Bathroom

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Total area (approx.) : 188.2 sq. m (2026 sq. ft)  
Total cellar area (approx.) : 15.2 sq. m (164 sq. ft)