



LOVE LIVING  
HACKNEY



46a Wilton Way, Hackney, E8 1BG

Offers in excess of £1,600,000





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# 46a Wilton Way

Hackney, E8 1BG

- South facing garden and top-floor south facing terrace
- Three bathrooms
- Located moments from London Fields and Broadway Market
- Solar panels
- Newly built freehold house
- Engineered Oak floors
- Underfloor heating throughout
- Fantastic transport links via London Fields and Hackney Central
- Natural light
- Excellent sound proofing

## The Home -

Set in one of East London's most vibrant and well-connected neighbourhoods, this newly built multi-level home on Wilton Way offers space, light, and modern comfort. Generously proportioned and with underfloor heating throughout, the property features three spacious bedrooms, three bathrooms, and an open-plan kitchen and dining area that opens out via large doors onto a private south facing low maintenance garden, perfect for relaxing or entertaining. Floor-to-ceiling glass doors and wraparound windows fill the home with natural light, there are solar panels and a large south facing terrace off the top floor bedroom that has south facing views. This is a home that offers style and substance and is positioned in one of Hackney's most sought after locations, just moments from London Fields and Broadway Market.



## The Indoors

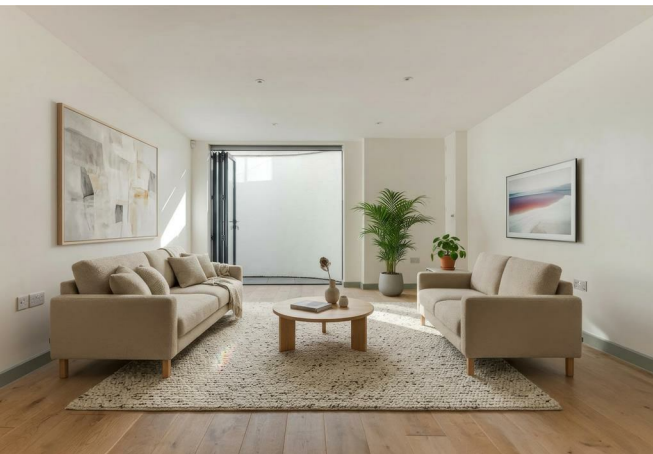
Stepping inside, you're greeted with a thoughtfully arranged layout that flows beautifully from one space to the next. The home features engineered oak flooring and underfloor heating throughout. The welcoming entrance hall has plenty of space for coats and shoes plus a handy storage cupboard. Immediately to your left, there is a door leading downstairs where we have a large reception room offering a versatile space. Floor-to-ceiling bi-folding glass doors open onto a private patio, ideal for outdoor dining or relaxing in warmer months. This lower ground floor area is solid concrete and is fully soundproofed, perfect for a home cinema or home gym.

On the ground floor, the kitchen and dining area unfolds into a large and functional space for entertaining family and friends, large doors open out into the garden. The kitchen offers ample counter space, modern appliances and built-in storage. A separate door from the ground floor offers additional access to the south facing garden. This peaceful garden has discreet flower beds and ample room for relaxing and entertaining creating a lovely extension of the living area. On the ground floor opposite the kitchen there is a bathroom, featuring a walk-in shower, contemporary fixtures adding a smart and stylish touch.

On the first floor, two generously sized bedrooms offer a peaceful retreat. The first bedroom is especially large and comfortably accommodates a king-sized bed with ample space for wardrobes/storage. This space is lovely and bright thanks to wraparound dual aspect windows. There is an additional full height opening window with a Juliette balcony. The second bedroom is ideal for guests or a home office, with plenty of space for a double bed and storage. Also on this floor is the main family bathroom, with a full bathtub, a separate shower cubicle, sleek contemporary fittings, and a large window overlooking the garden.

The top floor opens onto a spacious third bedroom featuring a large south facing terrace accessed via full width floor to ceiling double glazed sliding doors. This room features a lovely en-suite bathroom with its own window and air conditioning for year-round comfort.

## The Outdoors





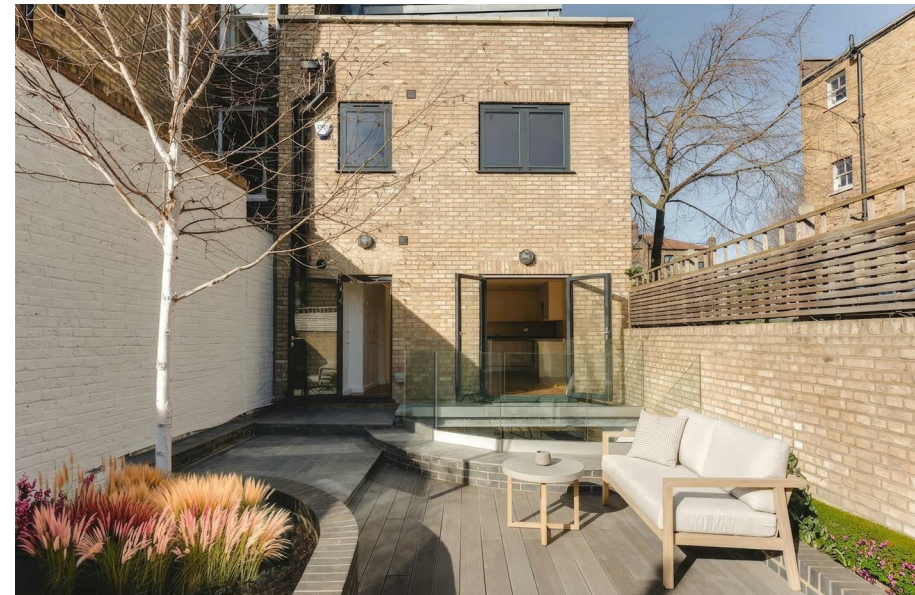
The ground floor rear door opens directly onto the secluded south facing rear garden providing a seamless indoor-outdoor flow that's perfect for both everyday living and entertaining. This calm outdoor space offers plenty of room for a dining setup or casual seating area. Paving and decking allow for low maintenance and the garden also features a dedicated area for planting. There is also power and drainage for a garden room.

#### Loving The Location

Wilton way is excellently located in central Hackney, just moments from the popular London Fields and vibrant Mare Street, 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 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 moments away, whilst Hackney Central station is also close by, both offering easy access into the City and West End.





## Floor Plans



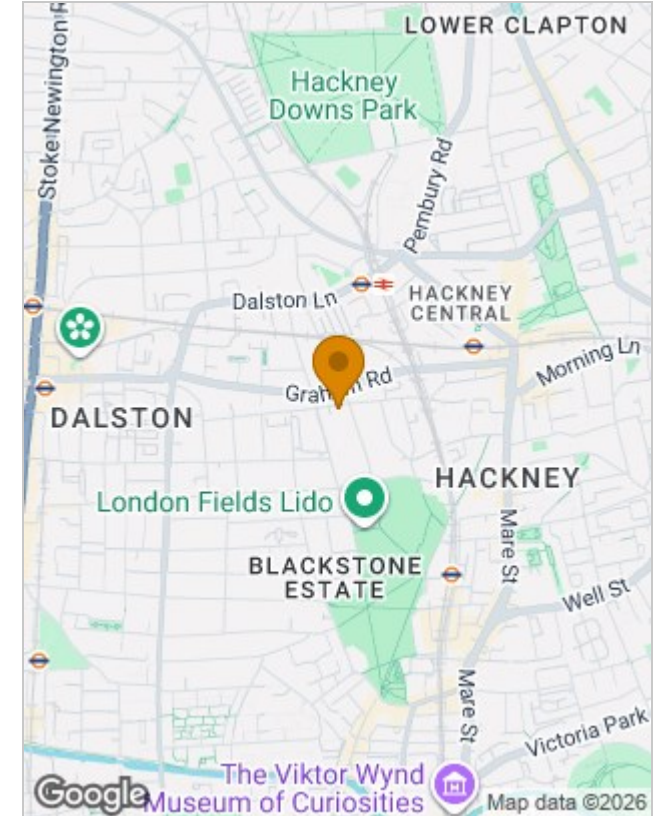
## Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	