



Reception Room  
11'8" x 12'1"

Dining Room  
12'5" x 11'0"

WC  
5'6" x 3'10"

Kitchen  
14'5" x 29'3"

Bedroom  
14'10" x 12'2"

Bedroom  
9'6" x 11'0"

Bathroom  
4'7" x 9'3"

Bedroom  
7'11" x 7'8"

Bedroom  
8'0" x 11'1"

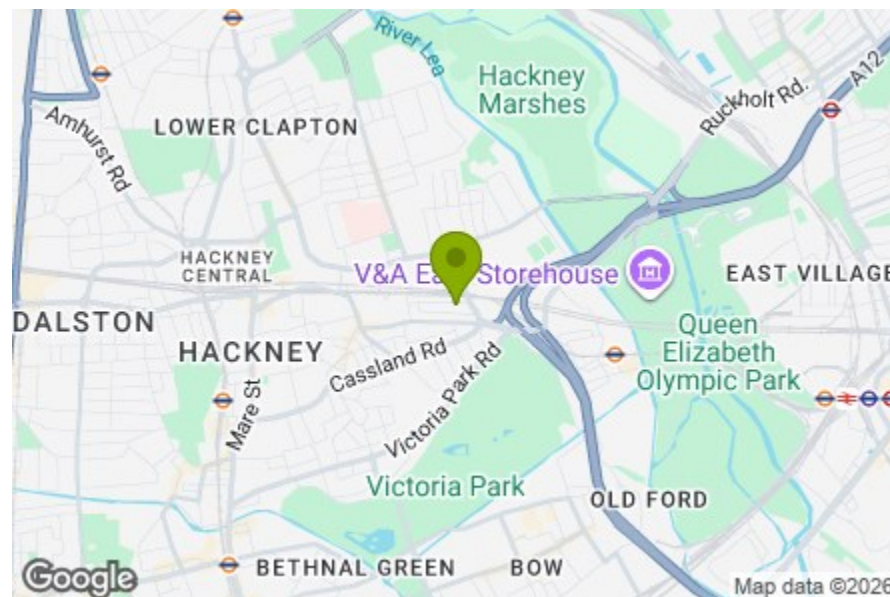
Bedroom  
11'3" x 18'5"

Ensuite  
2'9" x 7'6"

Eaves Storage  
2'7" x 27'8"

Cellar  
2'7" x 27'8"

Garden  
15'8" x 24'3"



Energy Efficiency Rating	
Current	Potential
64	87
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	



## HASSETT ROAD, HACKNEY

### Offers In Excess Of £1,200,000 Freehold 5 Bed House



#### Features:

- Five Bedroom House
- Arranged Over Three Floors
- Two Bathrooms and Cloakroom on Ground Floor
- Cellar
- Private Garden
- Over 1500 sq.ft

Set on a quiet residential street in the heart of Homerton, this five-bedroom house unfolds over three floors and offers more than 1,500 sq ft of well-balanced living space. It's a house with proper proportions, designed for busy, everyday life. The layout is flexible and generous, with two bathrooms, a downstairs WC and a cellar that adds useful storage. A south-facing garden sits to the rear, catching the sun for most of the day and offering a welcome sense of openness. Location-wise, it's hard to fault. The Mildmay line is just a four-minute walk away, making day-to-day travel straightforward, while Chatsworth Road with its independent cafés, bars and shops, is close enough to feel part of daily life without spilling onto your doorstep. For longer walks, bike rides or weekend escapes, Hackney Wick, Victoria Park, the Marshes and Westfield Stratford are all within easy reach. With a strong choice of well-regarded local schools nearby, this is a house that works particularly well for families - well connected, comfortably sized and set up for the long term rather than the short stay.

REQUEST A VIEWING  
0208 520 3077

E11, E7, E12 & E15  
hello11@stowbrothers.com  
0203 397 2222

E4 & N17  
hello4@stowbrothers.com  
0203 369 6444

E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
hello18@stowbrothers.com  
0203 369 1818

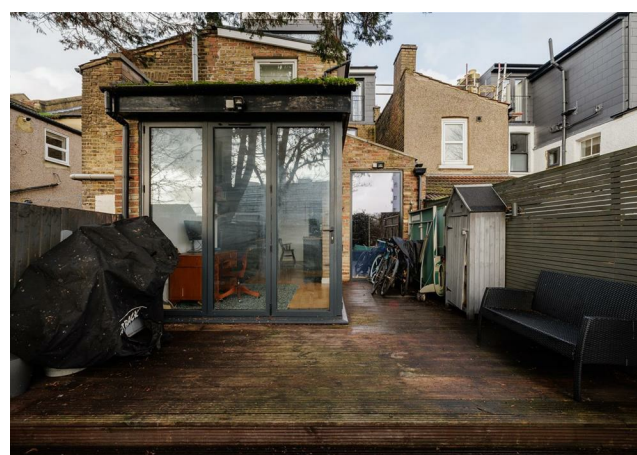
E8, E9, E5, N16, E3 & E2  
hellohackney@stowbrothers.com  
0208 520 3077

New Homes  
newhomes@stowbrothers.com  
0203 325 7227

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#### IF YOU LIVED HERE...

Step through the front door into a central hallway that draws you through the ground floor in a clear, easy sequence. To the front sits a separate reception room with a generous bay window, exposed brick chimney breast, built-in shelving to either side and retained period details, including a decorative ceiling rose.

Beyond, bifold doors open into a bright open-plan living, dining and kitchen space that stretches across the rear of the house. The extension is flooded with light, thanks to a glazed section of roof and full-height glazing that can be pulled back to connect the interior directly with the garden. It's a space designed for everyday living as much as hosting. The kitchen runs neatly along one side, finished in inky blue cabinetry paired with thick timber worktops. A central island incorporates a deep Belfast sink and provides additional storage and preparation space, positioned beneath three pendant lights that anchor the room visually. A ground-floor WC and cellar add practical, day-to-day convenience. Outside, the private rear garden extends to 374 sq ft. Fully enclosed by wooden fencing with a decked area opening onto the lawn, it's a quiet, sunny space suited to long lunches, gardening, or unhurried evenings with friends.

The first floor offers three bedrooms alongside a well-considered family bathroom. The bathroom is finished with navy metro tiles and a classic clawfoot bath with

shower, striking a balance between character and function. The principal bedroom at the front features twin windows, another exposed brick chimney breast and a ceiling rose, while the two additional rooms work equally well as bedrooms or home office space. The second floor adds two further bedrooms, including a generous principal suite with eaves storage, a Juliet balcony and a neatly finished ensuite bathroom. The final bedroom overlooks the garden below, completing a layout that feels flexible, coherent and well resolved.

#### WHAT ELSE?

If you want a taste of Homerton's past, Sutton House is the place to start. This stunning Tudor manor, built for one of Henry VIII's courtiers, has somehow survived centuries of change and is now run by the National Trust. Homerton is packed with creativity, community spirit, and some seriously good places to eat and drink. The Adam & Eve is a stylish pub serving craft beers, cocktails, and all the good vibes, while The Spread Eagle proudly claims the title of London's first 100% vegan pub - proving that you don't need meat to have a proper East End knees-up. Homerton Station Overground on the Mildmay Line takes you to Stratford in two stops to pick up the Central Line for easy access into the West End.



#### A WORD FROM THE EXPERT...

"I feel right at home living in Hackney, even though I am originally from Greece. You can be yourself, wear what you like and always feel welcome. The multicultural spirit shines through in the cafés, restaurants, shops and bars. From specialty coffee and Michelin star dining to parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway Market are full of community energy, great food and local makers. The marshes are ideal for dog walks, and nearby you can stop by the Princess of Wales for a Sunday roast, Here East for brunch or Crate Brewery for pizza and a local beer. Homes range from Victorian and Georgian houses to red brick local authority blocks and modern developments with shared roof terraces. I have truly found my place in Hackney, and it holds a special spot in my heart!"

EVA BOUZAKI  
HACKNEY BRANCH MANAGER

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