

# AUCOOT



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ADDRESS

Richmond Road, London E8

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PRICE

£665,000

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ARCHITECT

Daniel Morrish

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## INFORMATION

Set on one of the most desirable roads in the Graham Road and Mapledene conservation area of fashionable London Fields, this beautifully designed, one-bedroom flat would be perfect for anyone looking for a quiet and bright retreat from the city.

Tucked away on the lower ground floor of a handsome Victorian townhouse, this fully-renovated home feels light throughout, with the sun streaming in. Planting to the front of the house means you get a real sense of being tucked away from the street, with the bonus of a lovely green view from both the front and back aspects.

Once inside you're welcomed by the large, light living space. Wide wooden floorboards are finished with a white oil for a smart, neutral look and the high ceilings give a real sense of space. A highlight of the living room is the cosy open fireplace with rustic exposed brick and wood storage below. This can be used in a traditional way, or you could easily install a log burner.

The layout of the flat is excellent. Each room feels defined and separate, yet the flow of space feels seamless and lends itself well to a sociable, open-plan home. The minimalist kitchen leads directly from the lounge and it's plenty big enough for dinner parties (the current owners can seat eight around their dining table). There's copious surface space for cooking and the sleek polished concrete countertops complement the white units perfectly.

To the rear of the flat (which is south-facing), there are double glass doors leading off the kitchen, allowing the sun to come flooding in while you're making breakfast or sitting around the table. Outside, a particularly beautiful walled patio garden has statement floor tiles, built-in seating and space for outdoor dining.

Quietly overlooking the patio - the double bedroom is another bright space, with modern wardrobes running the full length of the room, so there's loads of storage. The stylish en-suite bathroom is neutral and has a contemporary feel, with a combination bath/shower, stone floor, plywood storage and rendered walls. A door to the opposite side of the bathroom leads back out to the living room, via a separate and useful utility area. There's also a large communal storage area outside the entrance to the flat.

The Hackney location is superb; on a sought-after street within a stone's throw of London Fields park and swimming at the lido (heated all year round). Broadway Market and Wilton Way - known for their independent shops, bakeries and cafes - are on the doorstep, plus there are lots of walks and amenities in the area. Stroll along the canal towpath or venture to nearby Stoke Newington, Shoreditch or Victoria Park. There's some great independent cinemas in this fast-changing area and new restaurants are opening all the time. The current owner loves the local neighbourhood so much, they wouldn't live anywhere else in London. Transport links from the flat are a breeze - the overground is within a 10-minute walk and Liverpool Street Station is just seven minutes on a train from London Fields Station, meaning future fast access to Heathrow Airport via Crossrail.





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LEASE LENGTH

984

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SERVICE CHARGE

Approx £540 pa

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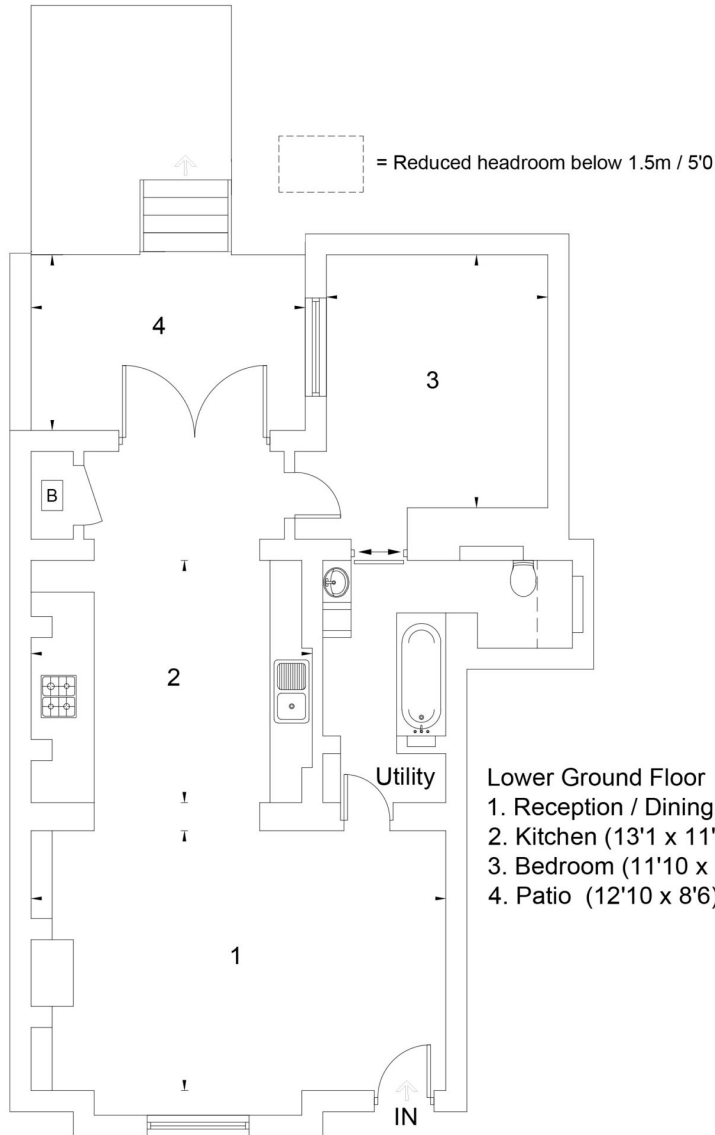
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# AUCOOT



## Lower Ground Floor

- 1. Reception / Dining Room (19'5 x 12'1) / (5.92 x 3.68)
- 2. Kitchen (13'1 x 11'4) / (3.99 x 3.45)
- 3. Bedroom (11'10 x 10'4) / (3.60 x 3.15)
- 4. Patio (12'10 x 8'6) / (3.92 x 2.59)

## Lower Ground Floor

Richmond Road, E8  
Approximate Gross Internal Area = 68.3 sq m / 735 sq ft  
Illustration for identification purposes only. Not to scale. Ref: 257832

