

AUCOOT



ADDRESS

Amhurst Road, London E8

PRICE

£815,000

ARCHITECT

Unknown

INFORMATION

This large two-bedroom maisonette sits within an impressive Victorian townhouse on Amhurst Road, central Hackney, offering a home of beautiful proportions. Recently refurbished, it enjoys spacious bedrooms, high ceilings throughout, an impressive raised-ground reception room and a stunning private garden, bursting with life.

Following a set of steps down from street level, and through a communal door you find the private entrance. Once inside, an immediate sense of calm awaits, and the entrance hall leads into the home.

On entering the hall, to the left is the spacious master bedroom, a light and airy room of generous proportions. It features a beautiful bay window with a green outlook which, in addition to bringing in light, creates a focal point; a lovely space for a dressing table or seating area. To the far corner is a large built-in storage cupboard which cleverly utilises the space under the stairs.

Following the entrance hall along, to the right is a useful built-in storage area with a bench, coat hooks and space for shoes. Around the corner is the bathroom. Featuring a monochrome palette of white tiled walls and a dark floor, a rain shower over a tiled bath, and a WC. A wide ceramic wall-hung sink with chrome accents exudes a feeling of simple luxury.

Next to the bathroom is the second bedroom, another unusually large and bright room, with high ceilings and sash windows overlooking the beautiful garden.

Back towards the far end of the hall, the entrance to the galley kitchen is found. A run of sleek white cabinets provide ample storage, with a large ceramic sink, double oven and butcher-block countertops completing this warm and sophisticated kitchen. At the rear, with a window onto the garden, sits a charming breakfast nook; the perfect spot to enjoy a morning coffee.

A door to the side leads onto the patio which has a lovely seating area with tumbling foliage and brick steps leading up to the picturesque garden, perfect for enjoying BBQs and entertaining. With a south-west aspect, the outdoor space enjoys the sun for much of the day and into the evening. Boasting mature trees and shrubbery, the space has a quintessential cottage garden feel, generously extending from the home it offers boundless possibilities. Useful outdoor storage is provided by a white wooden shed.

Back inside, the staircase leads up to an impressive reception room. Enjoying a large bay window and high ceilings, the space is light and airy. The original floorboards have a lovely patina and add warmth and character, as does the beautiful fireplace. The spacious room also offers versatility - currently used as a living room with a dining table positioned in the window alcove, its space allows many options for configuration.

The home enjoys a neutral colour palette allowing the tremendous proportions to be appreciated without distraction. Engineered oak flooring throughout the lower level adds natural warmth to the clean, crisp interiors. The home is fresh and bright whilst retaining a Californian warmth and soul, through natural materials and carefully selected finishes; an expert case study in modern minimalism and a blank canvas for its next owners.

The buzzing area of Hackney Central is only 0.5 mile away to the south-east, offering a plethora of restaurants, bars and entertainment venues. A similar distance to the south-west is Dalston, another exciting hub of East London.

Offering green space nearby, Hackney Downs Park is only a couple of minutes away by foot and London Fields with its Lido and wildflower meadow, 13-minutes away. The expansive spaces of Victoria Park and Hackney Marshes are also within easy reach.

The location is easily accessed by public transport – Hackney Downs and Hackney Central (London Overground and National Rail) are 0.3 miles and 0.6 miles away respectively, and offer quick travel into Central London. On-street, resident permit parking is available on Amhurst road and there are many well-connected bus routes nearby. This central Hackney location allows the excitement of East London to be enjoyed to the fullest.

LEASE LENGTH

Approx 94 years

SERVICE CHARGE

tbc

EPC

=tbc
