

# AUCOOT



---

ADDRESS

Ritson Road, Hackney, London E8

---

PRICE

£1,600,000

---

ARCHITECT

Abi Abiri

---

INFORMATION

Tucked away on a quiet no-through road and directly opposite a stunning German Gothic-style church, this impeccably designed home seamlessly blends historic charm with contemporary sophistication.

This two-window wide late-Victorian house has been thoughtfully designed to maximise its space. A welcoming hallway leads into a bright, airy double reception room, offering a spacious living area and a separate dining space. Original features, such as sash windows, stripped pine flooring, a marble-surround fireplace, intricate cornicing, and an original cast-iron burner, celebrate the home's heritage. Modern updates like double glazing and elegant wall-hung shelving enhance both its practicality and charm.

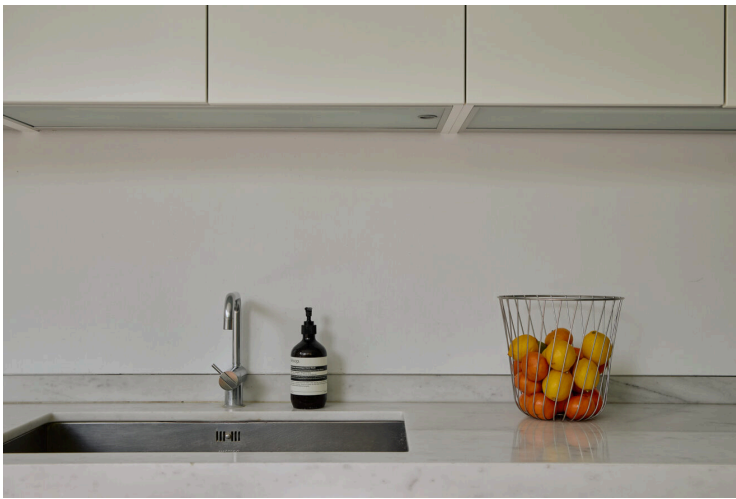
At the heart of the home is an architect-designed kitchen, featuring Italian-made cabinetry and durable Carrara marble worktops set over a polished concrete floor. Aluminium-framed consortia doors open to the garden, effortlessly blending indoor and outdoor living while creating a seamless connection to nature.

Upstairs, three beautifully proportioned bedrooms are complemented by a nook/study area on the upper landing. The principal bedroom, positioned at the front of the house, enjoys peaceful views over the church through two large sash windows. The second and third bedrooms overlook the serene rear garden. A modern bathroom, flooded with natural light from a frosted sash window, offers a bright, airy atmosphere.

To the rear, a 48 ft landscaped garden provides a serene oasis, with a row of Silver Birch trees and the lush foliage of neighbouring homes adding privacy and tranquillity.

EPC  
=D







## RITSON ROAD, LONDON, E8

Approximate Internal Area including limited use area (9 sq ft / 0.9 sq m) = 1261 sq ft / 117.2 sq m  
 Excluding external store  
 For identification only - Not to scale



Denotes restricted  
head height

