

AUCOOT



ADDRESS

Brooksby's Walk, Hackney, London E9

PRICE

£900,000

DESIGNER

INFORMATION

This handsome, semi-detached Victorian home occupies a proud position at the southern end of Chatsworth Road – one of Hackney's most beloved streets, known for its vibrant community and independent spirit. Set behind wrought-iron gates, the house has recently undergone a meticulous back-to-brick restoration, re-establishing much of its original character while thoughtfully enhancing both its thermal footprint and internal layout.

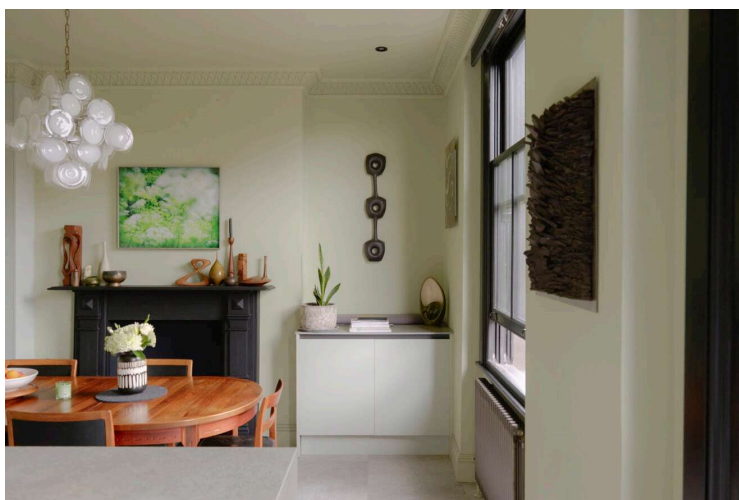
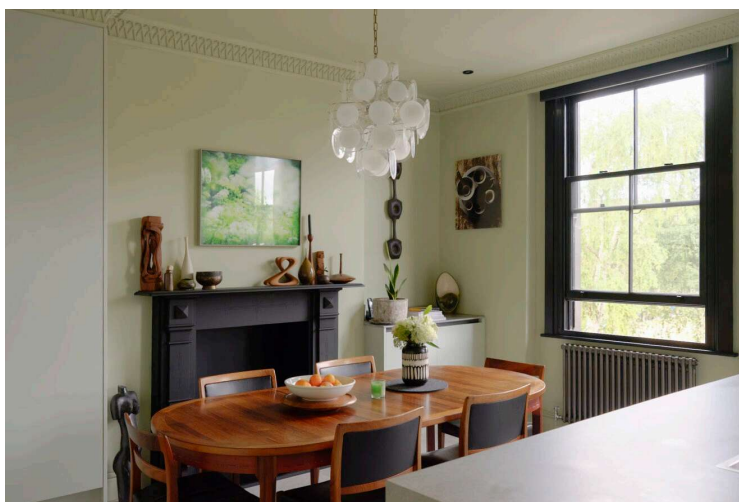
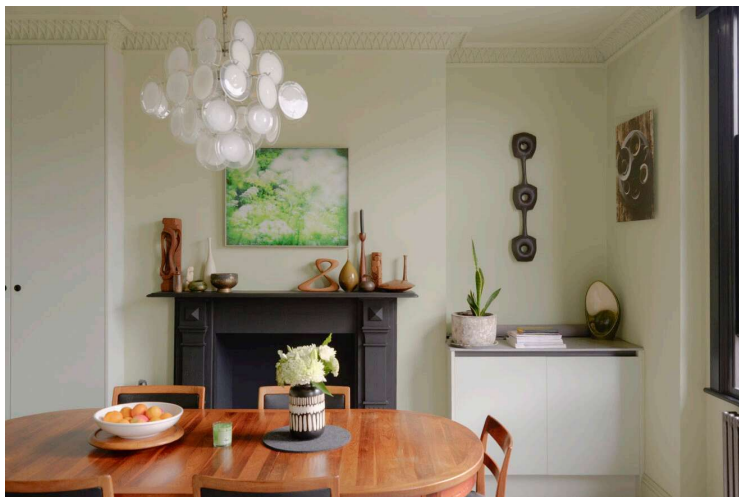
A short flight of steps leads to a private entrance, where carefully considered colour choices and original detailing begin to set the tone. Inside, the entrance hall is generous – with ample space for bikes, coats and storage – and immediately gives a sense of the home's scale and flow.

The main living spaces are arranged across the first floor, designed to follow the light from morning through to evening. To the rear, a peaceful sitting room faces east, capturing the soft morning sun through a large sash window. Decorative cornicing, custom joinery and a soothing palette enhance the feeling of calm.

At the front, a west-facing kitchen, dining and living space has been reimagined with both hosting and everyday living in mind. Two tall sash windows bring in the afternoon light, while a generous island connects the kitchen to the wider space – finished with handleless cabinetry, Siemens appliances and warm mid-century accents. A fireplace creates a quiet focal point, and built-in cupboards keep the space both functional and clutter-free. A guest WC completes this floor.

Upstairs, the second floor is home to two double bedrooms, each with bespoke built-in wardrobes and double-glazed sash windows that make them quiet and restful spaces. The main bedroom has its own en suite shower room, while a family bathroom – clad in natural stone and centred around a sculptural freestanding bath – sits opposite.

A considered addition to the top of the house has created a further double bedroom and a dedicated study space, with excellent eaves storage and elevated views over the rooftops. It's a peaceful retreat that feels tucked away from the energy of the street below.

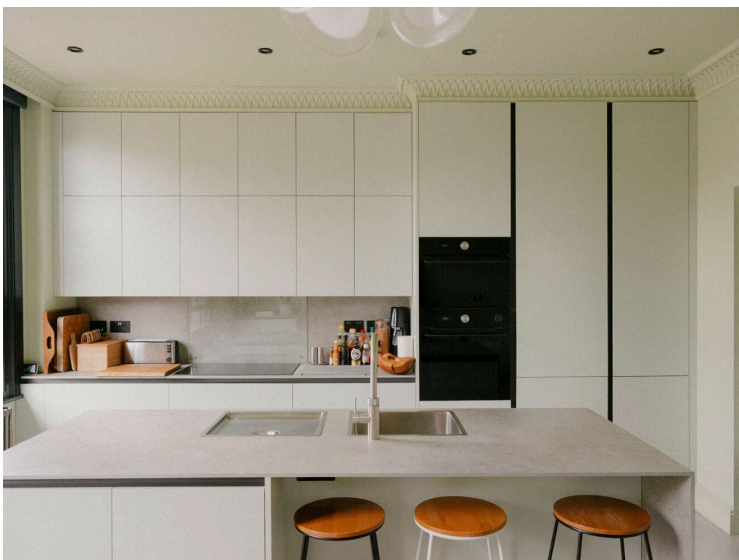
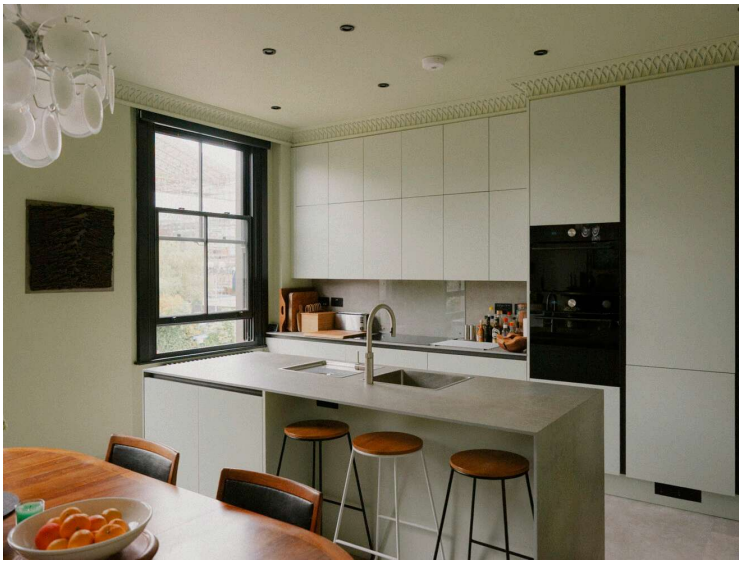


LEASE LENGTH

Share of Freehold

EPC

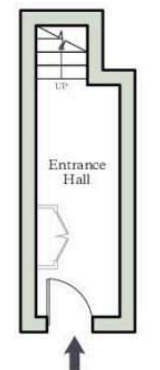
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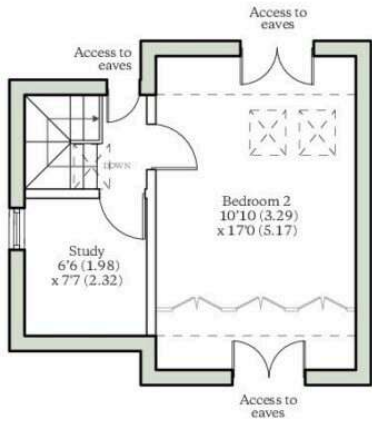
BROOKSBY'S WALK, LONDON, E9

Approx. Internal Area = 1375 sq ft / 127.7 sq m
Limited Use Areas = 42 sq ft / 3.9 sq m
Total Area = 1417 sq ft / 131.6 sq m
For identification only - Not to scale

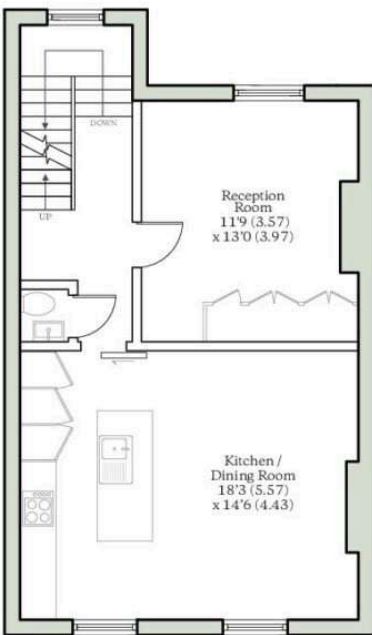
Denotes restricted
head height



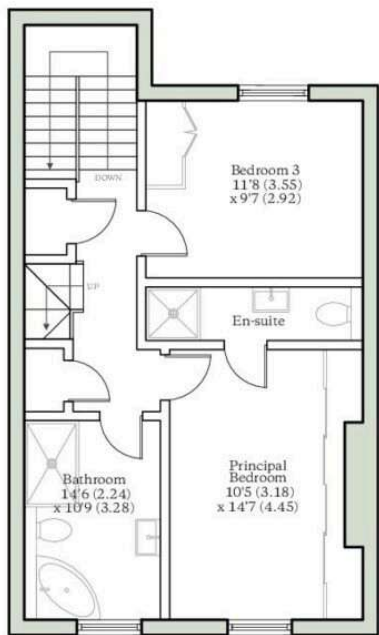
GROUND FLOOR



THIRD FLOOR



FIRST FLOOR



SECOND FLOOR

AUCCOOT
RICS Property Measurements Standard

