

# AUCOOT



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## ADDRESS

Richmond Road, London Fields, London E8

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## PRICE

£750,000

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## ARCHITECT

Daniel Morrish

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## INFORMATION

Set on the lower ground floor of a handsome Victorian townhouse in London Fields, the home has been thoughtfully renovated, balancing modern design with a warm, inviting feel.

Inside, the generous living room is defined by wide, white-oiled floorboards and lofty ceilings that heighten the sense of space. At its heart, an exposed-brick fireplace with wood storage brings texture and character, equally suited to open fires or a log burner.

The layout has been carefully considered, each room feels distinct, yet the spaces flow effortlessly together. The pared-back kitchen extends from the lounge, its white cabinetry and polished concrete counters creating a clean, contemporary aesthetic.

South-facing and bathed in natural light, the kitchen opens via double glass doors to a walled patio garden. Statement floor tiles, built-in seating and space for outdoor dining make this a private and serene spot for morning coffee or summer evenings with friends.

The double bedroom is a bright, restful retreat, with full-height modern wardrobes maximising storage. The adjoining en-suite bathroom has a clean, neutral palette - a combination bath and shower, stone flooring, plywood cabinetry and rendered walls lend a quietly contemporary feel. A discreet utility area sits just beyond, adding to the home's practicality.

Completing the picture is a large communal storage space just outside the front door - a welcome addition in such a well-positioned, design-conscious home.

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### LEASE LENGTH

981

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### SERVICE CHARGE

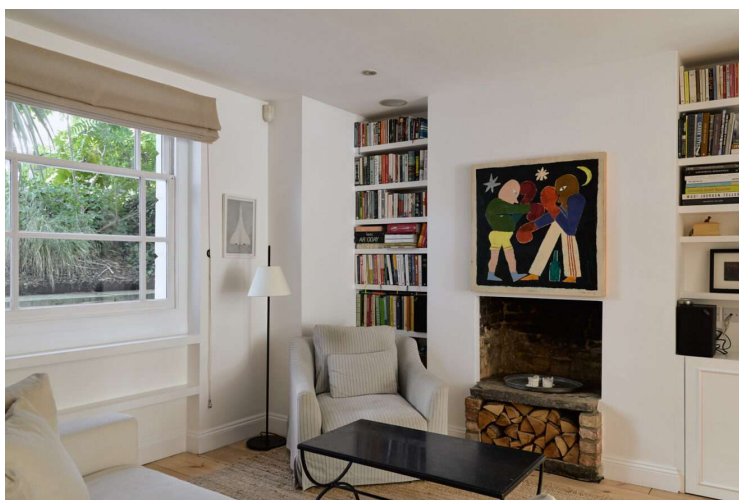
Approx. £540 pa

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### EPC

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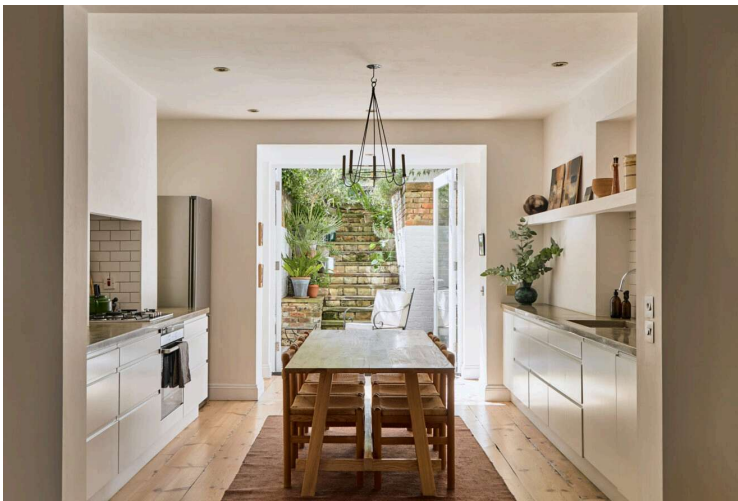
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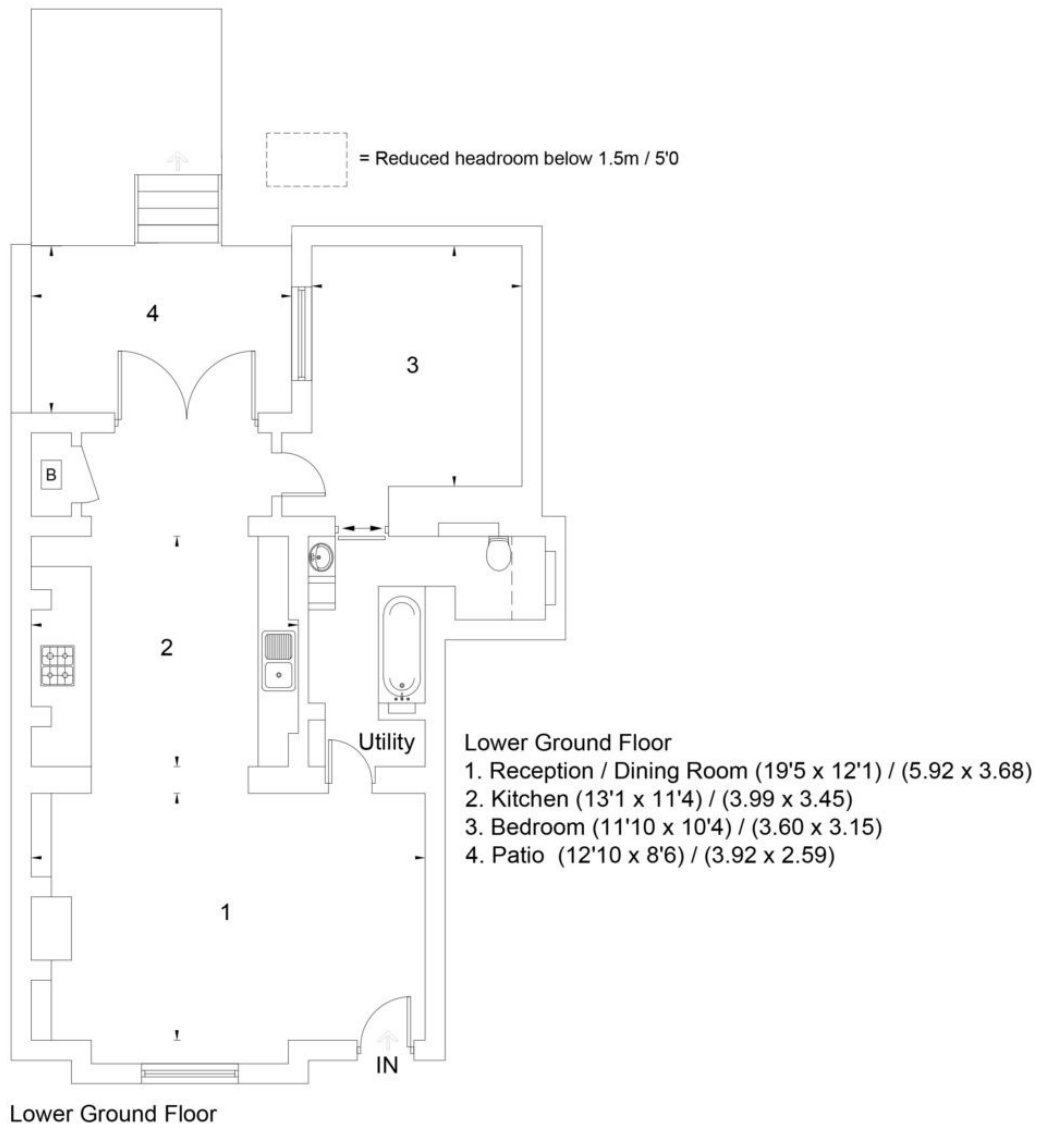


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