



## COLNE ROAD, HACKNEY

Offers In Excess Of £1,350,000 Freehold  
4 Bed House - End Terrace

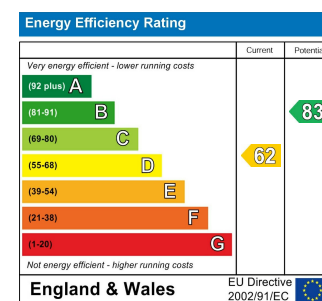
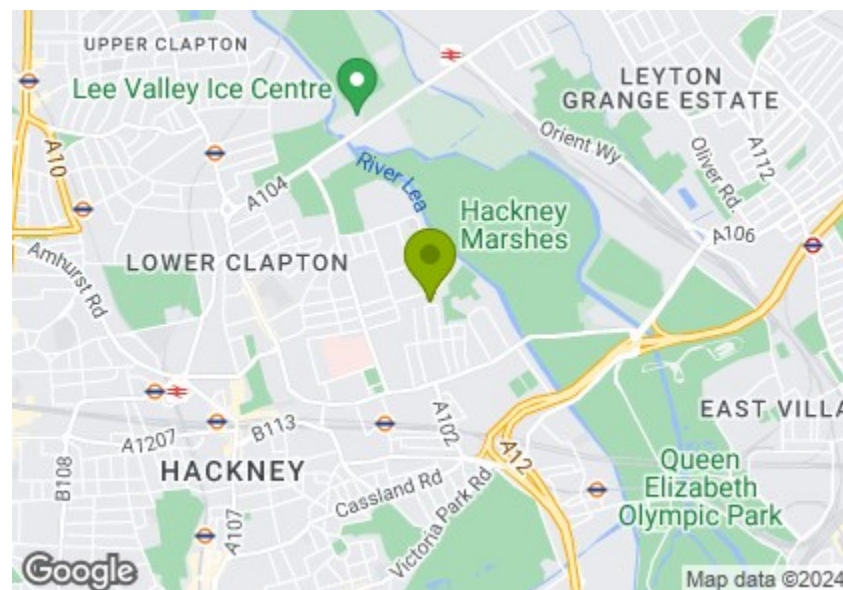


### Features:

- Four Bedroom Victorian House
- Three Bathrooms and a Ground Floor WC
- Arranged Over Three Floors
- Beautifully Presented Throughout
- Original Features
- Private Garden
- Chain Free

An artfully developed four bedroom Victorian family home. Arranged over three storeys, you have a gorgeous master suite, open plan ground floor, balcony and private garden. Outside you're surrounded by all the highlights of Hackney.

Impeccably and inspiringly finished from top to bottom, with a mix of sleek modern design and vintage features, this is a picture-perfect find sitting just five minutes from the wild, wide open greenery of Hackney Marshes.



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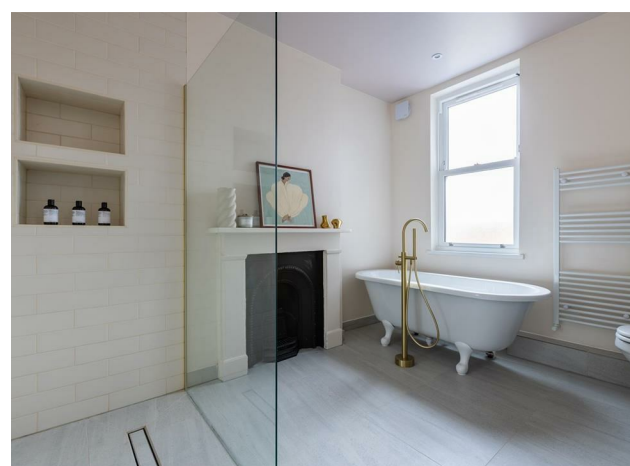
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IF YOU LIVED HERE...

First impressions set the standard high, with that flawless Victorian frontage of yellow London brick and smoky grey trim offset by your striking canary yellow front door. Inside everything's just as immaculate, with your first lounge immediately on the left, finished in a stately mix of deep chocolate brown and blonde parquet flooring. The blonde hardwood flows on into your second reception, finished in pristine white and home to a jet black original hearth.

It's all laid open to your epically bright, 300 square foot, skylit kitchen/diner. That sleek parquet floor gives way to smooth smoky slate as you enter the kitchen proper. It's all awash with natural light from twin sets of Crittal doors and, of course, that huge oversized skylight above the dining area, with a flawless exposed brick wall running down one side. Your kitchen's decked out in a handsome suite of royal blue cabinets, with brass fittings, integrated appliances, white marbled countertops and a Dublin sink.

Upstairs to your skylit landing, and to the rear you have an impressive suite taking in a 100 square foot sleeper, with a dedicated walk-through dressing room leading to an en suite wetroom with rainfall shower. All impeccably stylish. Your principal bedroom's to the front, finished in forest green, while your family bathroom is a vintage work of art, featuring a freestanding clawfoot tub fed by a brass tapstand, you also have twin vanity sinks and rainfall shower. Finally, your expertly realised loft conversion completes things with two more beautifully bright bedrooms, the frontmost featuring

a boutique en suite and a modest private terrace.

Outside, and you're deep in the heart of Hackney's greenery, with the borough's renowned nightlife nonetheless within easy reach. It's just five minutes from your new front door to the endlessly explorable wilderness of Hackney Marshes - whether you're a jogger or a stroller this is a splendid spot to have on your doorstep. You'll forget you're in London. The legendary Olympic Park, Hackney Downs and Victoria Park are all also within easy reach. Hackney's social heart of Mare Street is a little over twenty minutes on foot, home to venues and watering holes like Oslo, The Old Ship, The Hackney Empire and many more.

WHAT ELSE?

- Hackney Downs station is just a half mile on foot for direct nine minute runs to Liverpool Street, and a door to door City commute of twenty minutes. Other direct destinations include Clapton and Walthamstow Central.

- Did we mention your garden? It's an artfully landscaped affair, with lush lawn wending between angled beds, all ending in a large, secluded patio, set against a smartly painted brick wall and below a large timber pergola?

- Parents will be pleased to find twenty four primary/secondary schools all less than a mile away on foot, and all rated 'Good' or better by Ofsted, with nine deemed 'Outstanding'. The 'Outstanding' Kingsmead Primary is less than five minutes' walk.



A WORD FROM THE OWNER...

"This property was a passion project and we are really pleased with the final result. From the fireplace in the bathroom to the balcony in the loft, each part of the property has been thought about and put together so this house can bring joy to a new family."

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**Kitchen / Diner**  
14'5" x 22'3"

**Reception Area**  
9'9" x 11'3"

**Reception Room**  
9'9" x 11'3"

**Ensuite**  
9'2" x 6'7"

**Dressing Room**

**Bedroom**  
9'2" x 10'9"

**Bathroom**  
9'4" x 11'3"

**Bedroom**  
15'2" x 11'6"

**Bedroom**  
8'7" x 13'3"

**Ensuite**  
4'9" x 4'9"

**Terrace**  
4'2" x 4'11"

**Bedroom**  
13'9" x 12'11"

**Garden**  
approx 39'4"



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