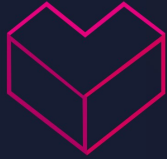


LOVE LIVING



78 Mayola Road, Hackney, E5 0RQ

£1,300,000





£1,300,000

78 Mayola Road

Hackney, E5 0RQ

- Full of charm and character
- Downstairs W/C
- No through road
- Moments from Millfields Park and Chatsworth Road
- South facing garden
- Sash windows
- Beautiful garden
- Close to excellent schools
- Opportunity to extend (subject to the usual planning consents)

The Home -

Positioned mid-terrace on the peaceful Mayola Road, the house is set behind a front garden and the boroughs traffic calming measures minimise through traffic along this section of the street. The front door opens to an inviting hallway with original cornicing and access to a cellar and ground floor W/C. This handsome Victorian terraced house is owned by a local artist who have sensitively restored the home over the years, now exuding charm and character in abundance. It has three double bedrooms, sash windows throughout, solar panels to assist with keeping utility bills down and situated within easy reach of the ever popular Chatsworth Road, there are numerous excellent primary and secondary schools including Clapton Girls School close by and the open green spaces of Millfields Park, Victoria Park, Hackney Marshes, the Olympic park and the River Lea are all a short walk away.



The Indoors

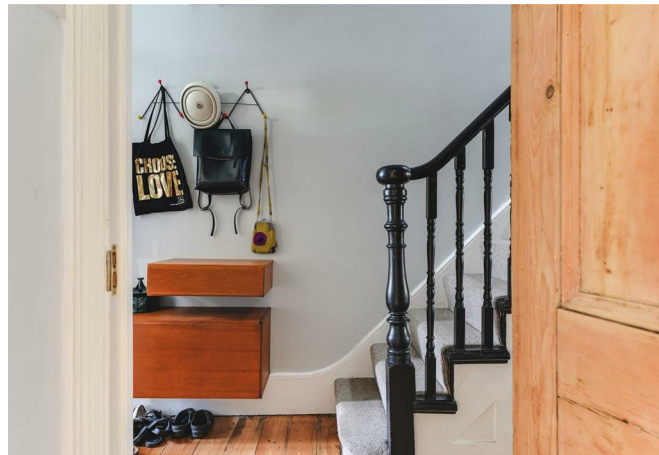
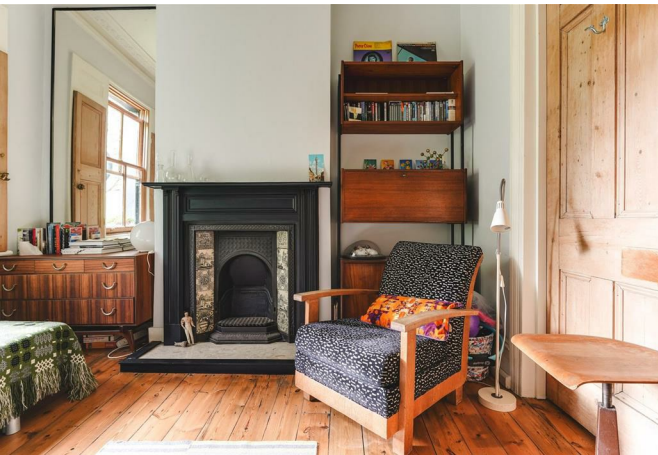
At the front of the plan is a double reception room, where the original pine floors have been carefully restored along with the decorative fireplaces. Intricate cornicing, also original, extends around the upper section of walls along with the original ceiling rose. A corner of bookshelves is positioned at the rear, next to a striking window that looks down the side access to the mature garden. The front reception room has a wonderful log burner perfect for those cold winter evenings, original pine shutters and double doors that separate the rooms perfectly. The light filled extended kitchen is found at the back of the plan. The room beams with light through the side bay window and triple doors the back that lead to the garden. The kitchen is made up of low and high level cabinetry with white frontage, Corean worktops and is the perfect space to entertain and dine with guests.

The exposed wooden staircase leads you to the first floor where you will find three well proportioned bedrooms. At the front of the plan you will find the main bedroom, currently being used as a home office/studio. The middle of the plan offers a beautiful double bedroom with fireplace and tiled surround. At the rear of the plan you will find another double bedroom with glorious views over the garden and family bathroom complete with roll top bath, exposed flooring and separate W/C.

The Outdoors

The secluded mature garden is accessed from the large doors at the rear of the kitchen. The area is mainly laid to lawn with mature foliage flanking both sides of the garden separated by a pebble border, you will find a mature apple tree, vegetable planters with fruit bushes and a variety of wonderful plants creating the perfect space to enjoy nature within a city setting.

Loving The Location

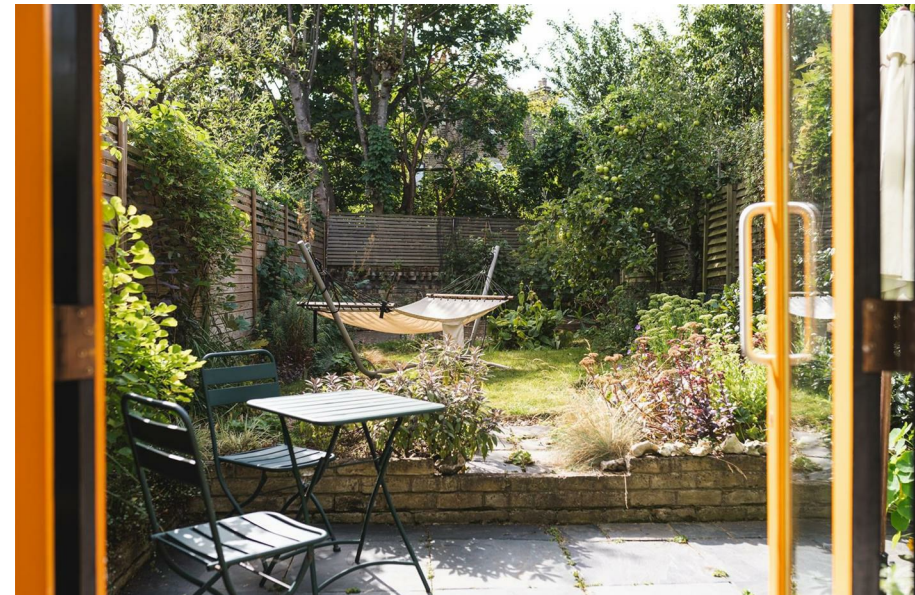




Mayola Road is a short walk from Millfields Park and Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes, offers many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 56. The high welfare Morgans Butchery, Stone Bros is excellent for coffee, and there is a weekly food market on Sundays. Restaurants such as Uchi, My Neighbours The Dumplings and Lucky & Joy, in addition to the legendary wine bar P. Franco are all moments away in Lower Clapton. The Elderfield is a classic local favourite pub. The Castle Cinema, is independently crowdfunded and screens features, as well as classic and contemporary art-house films. Blok gym is a few minutes walk away.

For green open space, just a short walk away is Millfields Park, Hackney Downs Park, Clissold Park, Springfield Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush green belt 10 minutes on foot and is perfect for a dog walk, summer picnics, and even a visit to see the horses that live there year round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping forest with 20-30 minutes.

The closest stations are Hackney Central and Hackney Downs, which offer direct lines to Liverpool Street in under ten minutes and Highbury & Islington/Stratford international. Numerous bus routes provide swift access into central London and beyond

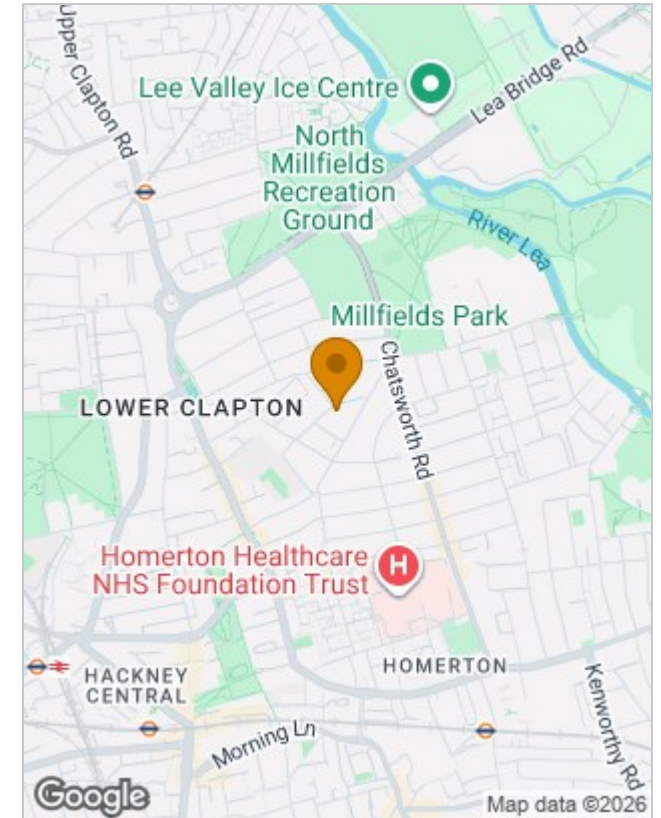




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.