



LOVE LIVING  
HACKNEY



64 Reighton Road, Hackney, E5 8SG

Offers in excess of £1,100,000









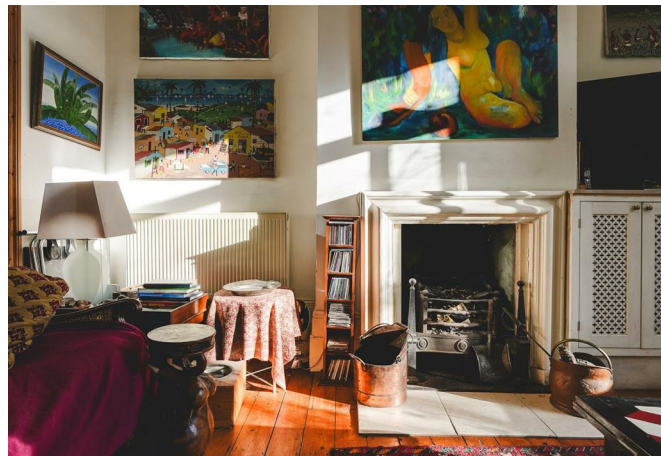
# 64 Reighton Road

Hackney, E5 8SG

- Over 1,990 square feet
- Potential to extend (Subject to the usual planning consents)
- Spacious bedrooms
- Prime location
- Victorian features
- Three storey
- South facing rear garden
- First floor bathroom and lower ground bathroom

## The Home –

This four-bedroom, three storey Victorian home is located in the prime location of Reighton Road and offers more than just its bright and airy feel, as its brimming with potential to extend into the loft and also to the rear (subject to the usual planning consents). The immediate area hosts fantastic dining and entertainment options. From the famous pizzas at The Royal Sovereign pub to the summer garden vibes at the Crooked Billet, you'll never be short of great spots to eat and relax. Nearby gems like Mosaic coffee shop, Sodo pizza, and P. Franco are just minutes away, while Chatsworth Road's weekly food market and Stoke Newington's vibrant scene are easily accessible. Clapton Station, just a 4-minute walk away, offers quick access to Liverpool Street in only 12 minutes. Excellent bus connections provide convenient routes to the City and West End, making travel effortless.



Offers in excess of £1,100,000



## The Indoors

You are welcomed into a hallway that seamlessly connects to all areas of the home to the right, the dining room beckons, with its warm wooden flooring that adds a touch of elegance and history to the space. Double windows flood the room with natural light, creating an inviting ambiance. The centrepiece of this room is a lovely fireplace, which adds both character and charm. A wooden dining table complements the flooring perfectly.

The dining room flows effortlessly into the living room, giving the area an interconnected, open-plan feel. However, the clever layout ensures these spaces remain distinct enough to provide privacy when desired. The living room mirrors the dining area's wooden flooring and bright atmosphere, with light streaming in from large windows and doors that lead out to the garden. This setup offers the best of indoor and outdoor living.

Heading back into the hallway, you'll find the kitchen at the top of the corridor which is both practical and stylish, offering ample storage for all your culinary needs. Double windows once again provide an abundance of light, while the oven and cooker are perfectly positioned.

Descending the stairs, the lower ground floor reveals an expansive basement. This space offers endless possibilities, whether you envision it as a home gym, a games room, additional storage, or even a creative workspace. With its generous size, it's an incredible asset to the property.

Adjacent to the basement, you'll find the first bedroom, a large and versatile space. This room can be customized to suit your needs, whether as a guest bedroom, an office, or a studio. Its proximity to the first bathroom, which includes a walk-in shower and sleek fixtures, makes it especially convenient and practical.

Upstairs, the three remaining bedrooms await. Each room boasts carpeted flooring for a warm and cozy feel, as well as plenty of natural light streaming in through well-placed windows. These bedrooms offer ample space for double beds and fitted wardrobes, ensuring both comfort and practicality.

The main bathroom on this floor is a serene retreat. Featuring a full-sized bath, tiled flooring, and a sink with a hand wash basin, it's designed to meet all your needs with style and functionality.

## The Outdoors





The garden is a delightful extension of the living area, offering a spacious outdoor retreat. With plenty of room for hosting gatherings, or simply unwinding with a book, this area enhances the home's overall appeal.

#### Loving The Location

The immediate area has a fantastic offering of places to eat and drink, notably, The Royal Sovereign pub which is famous for its Pizzas and all round good vibe, the Crooked Billet which has a fantastic garden area in the summer months. A two minute walk away is a 24/hr health and general food shop - World Foods, that includes an on-site butchers. Sodo pizza, and a great coffee shop Mosaic is also a 2 minute walk away. Tesco and pharmacy is a 5 minute walk. P. Franco, Charles Artisan Bread and My Neighbours The Dumplings on nearby Lower Clapton Road. A short walk to the west is Stoke Newington with all it has to offer. The weekly food market on Chatsworth Road is easily reached in around 15 minutes by foot and Hackney Picture House, London Fields Lido and the Grade-II\* listed St John at Hackney, an 18th-century chapel and live music venue, are also nearby. Opposite the property is Clapton library and Reighton Road is within the catchment for an Outstanding school (Southwold Primary)

For green open space, just a short walk away is Millfields Park, Hackney Downs Park, Clissold Park, Springfield Park, Markfield 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 within 20-30 minutes.

For transport, Clapton station is a 4 minute walk away and you can be in Liverpool Street in 12 minutes. There are also plenty of good bus connections nearby offering routes to the city and West End.





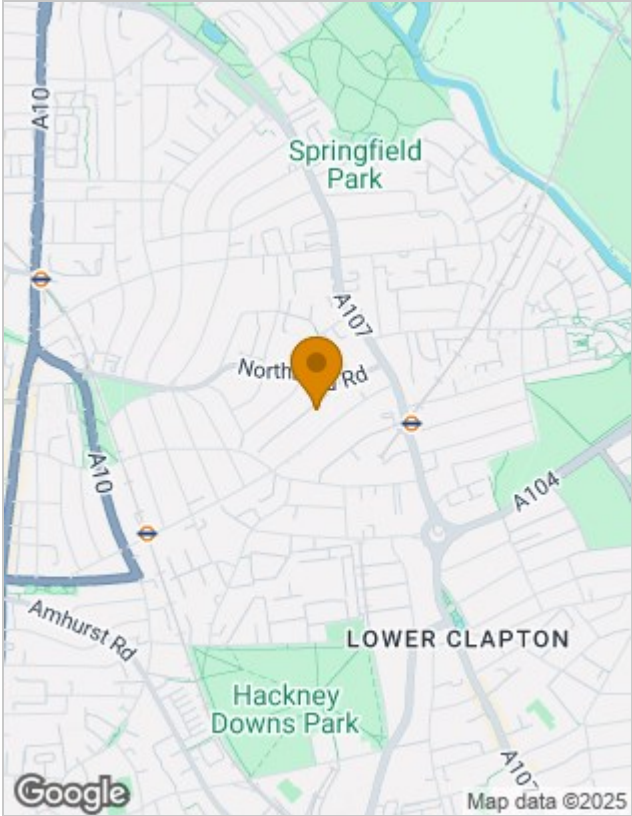




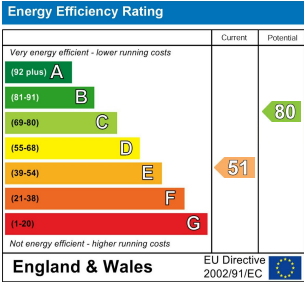
Floor Plans



Location Map



Energy Performance Graph



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.