



LOVE LIVING

HACKNEY



25 Coniston Walk, London, E9 6EP
Offers in excess of £750,000





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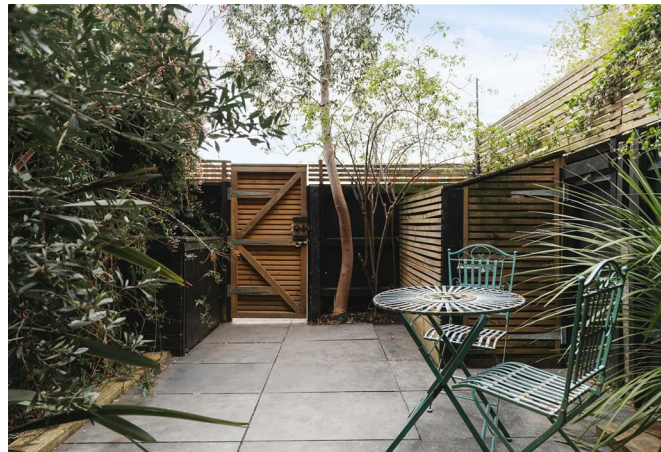
- Fully renovated freehold house
- Landscaped rear garden and front garden
- Full rewire, new consumer unit, interlinked alarm system
- Close to Chatsworth Road and Hackney Central
- Three-bedroom layout across three floors
- Oak engineered parquet flooring and a consistent palette using Farrow & Ball
- Double glazed windows throughout
- Full insulation and solar panels with battery storage

The Home -

Coniston Walk is a fully reworked three double bedroom, three storey freehold house, redesigned over four years into a confident, mid-century inspired home with real substance behind the finish. The house is fully rewired with a new consumer unit, upgraded heating system with new boiler. Eight solar panels with battery storage significantly offset energy use, powering the house through summer and feeding back into the grid. New double-glazed windows and doors have been installed across the house, including bi-fold doors opening onto the peaceful garden.

The interiors are grounded and consistent. Oak engineered parquet flooring runs across the ground floor, paired with a palette of Farrow & Ball and English Heritage paints. The kitchen is clean-lined and well resolved, with Minerva worktops, a butler sink with copper tap, integrated appliances and a walk-in pantry. Copper sockets with USB points and considered joinery details run throughout.

Coniston Walk sits within a well-connected residential pocket of Hackney, moments from Lower Clapton Road and a short walk to Chatsworth Road. The area is known for its independent cafés, bakeries and Sunday market, with a strong neighbourhood feel. Hackney Downs and Millfields Park are both close by, offering open green space along with access to the River Lea. Transport links are straightforward, with Hackney Downs and Clapton stations providing quick routes into the City and beyond.



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The Indoors

You enter through the front garden, stepping directly into the kitchen and dining space. It's a strong first impression. Deep green cabinetry runs along one side, paired with marble-effect worktops and a butler sink with copper fittings. The parquet oak flooring grounds the room, while bi-fold doors at the rear pull in light and open the space onto the garden. A walk-in pantry sits just off the kitchen, along with a utility area fitted with a Hotpoint washer-dryer. There's also a guest WC and a compact, well-designed office space with integrated desk and shelving tucked neatly into the plan. Upstairs, the reception room spans the full width of the house. It's a calm, well-balanced space, with large windows bringing in steady light. The styling leans mid-century, with darker tones and clean lines.

One of the double bedrooms is on this level. It works equally well as a guest room, study or dressing room. The top floor holds two further bedrooms and the main bathroom. The principal bedroom sits at the front, wide and with two windows drawing in natural light. The third bedroom is well-proportioned and has plenty of space for a double bed and wardrobes. The bathroom is finished with a clear nod to classic detailing, a steel bath with rain shower above, an Edwardian-style sink and a high-level WC, all set against clean white tiling with black accents. Throughout, the house feels well appointed. Every surface and fitting has been considered, but nothing feels overworked.

The Outdoors

The rear garden has been landscaped with a clear structure, balancing planting with usable space. Stepping out from the kitchen, a lawn area leads through to raised timber beds filled with established greenery olive and eucalyptus trees, jasmine, cherry blossom and cordyline among them. At the far end, a decked terrace sits beneath a pergola, with a mature wisteria canopy draped overhead. It creates a defined outdoor room, well suited to dining or evenings around a fire pit, with exposed brick providing a warm backdrop. Lighting has been integrated with solar festoon lights, and an external tap supports easy maintenance. There's also an additional studio space to the rear, offering flexibility as a workspace, storage or potential for further extension. To the front, the garden is finished with Indian limestone, with space for bikes via a dedicated shed, and a considered approach that sets the house back from the street.

Loving The Location

Coniston Walk 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

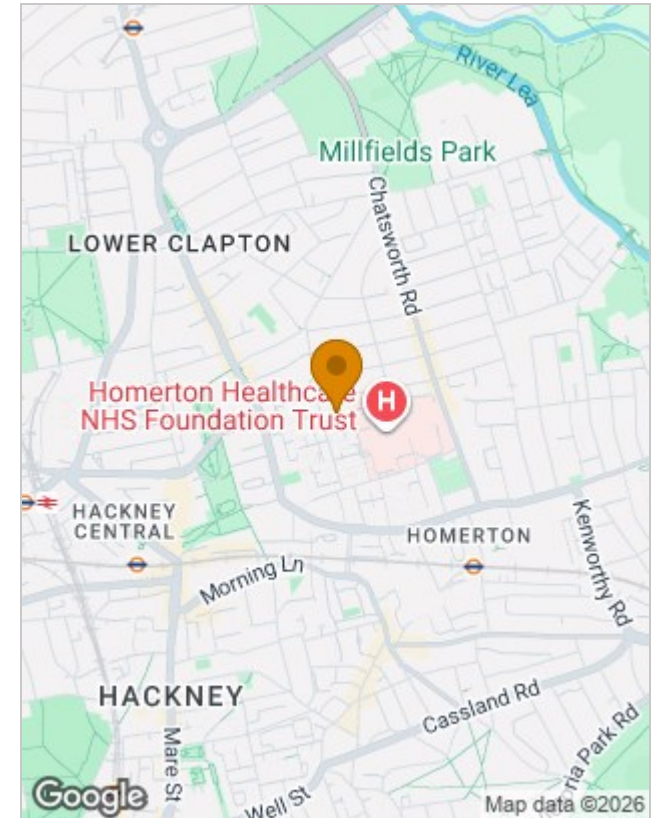




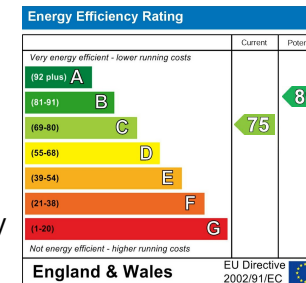
Floor Plans



Location Map



Energy Performance Graph



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.

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