



LOVE LIVING  
HACKNEY



18 Ashenden Road, London, E5 0DP  
£4,500









# 18 Ashenden Road

London, E5 0DP

- Full renovation completed, including loft conversion and side return extension
- Two bathroom and a w/c
- Underfloor heating, air conditioning, and energy-efficient double-glazed oak sash windows
- Concrete porcelain floors by Mandarin Stone
- Prime location
- Three spacious bedrooms
- Bespoke Uncommon Projects kitchen with Bora, Neff, and Miele appliances
- Original Victorian features: floorboards, cornicing, fireplace
- South facing garden
- Easy transportation links

## The Home -

This three-bedroom Victorian terrace spans across four light-filled floors, the home hosts original features such as sash bay windows, a statement fireplace, original floorboards, and period cornicing, thoughtfully complemented by luxury fittings throughout. Noteworthy features include a full renovation with a loft conversion and side-return extension, underfloor heating, a landscaped garden, and an expertly designed kitchen by Uncommon Projects with top-tier appliances including a Bora induction hob, Neff oven & microwave, Miele dishwasher, and Bosch Series 6 washer & dryer. The layout offers three bedrooms, two sleek bathrooms (including one en suite) and a w/c, an elegant reception room, a dedicated utility room, and a bright, extended kitchen/dining area that opens to the garden. Every element has been considered, from bespoke wardrobes to Grohe and Samuel Heath fittings, Mandarin Stone tiles, and Farrow & Ball palettes throughout. Located on Ashenden Road, a friendly and tree-lined street moments from Chatsworth Road and the green expanse of Millfields Park, this home is as convenient as it is beautiful. Local favourites like P. Franco, Lardo, and the Sunday market bring a vibrant community spirit, while Hackney Downs and Homerton stations offer quick access across London.



£4,500



## The Indoors

As you enter the home, you're welcomed into a wide hallway painted in Farrow & Ball Setting Plaster, leading to the reception room on the left. Bathed in natural light from large sash bay windows, the space includes a charming fireplace and custom Farrow & Ball Hopper Head paintwork.

Adjacent to the reception is a beautifully finished cloakroom and W/C, both styled in Farrow & Ball Rectory Red, with a traditional high-level cistern and period brass fittings. A dedicated utility room sits next to these, with a Bosch Series 6 washer and dryer, providing ample functional storage and direct access to the kitchen/dining area.

The lower ground kitchen and dining space. Designed by Uncommon Projects, the kitchen features concrete porcelain flooring with underfloor heating, a central island with a Bora induction hob and integrated extractor, Neff full-size fridge and freezer, and marble countertops. Light pours in through skylights and Crittall-style floor-to-ceiling glass doors, which open directly onto the south-facing paved garden.

On the first floor, you'll find two bedrooms and the stunning main bathroom. The main bedroom is serene, painted in Farrow & Ball Eddy and Treron, and accommodates a super king-size bed, and a walk-in wardrobe. The second bedroom is spacious and bright, finished in Strong White, and left neutral for personalisation and also has serene garden views.

The family bathroom is complete with a walk-in shower, double-ended bath, Grohe taps, and Mandarin Stone quarry tiles, all basking in natural light from perfectly placed sash windows. An extra storage unit is located next to the bathroom for convenience.

On the top floor, the third bedroom spans the full depth of the house, illuminated by overhead Velux skylights and large sash windows. Fitted wardrobes line one side, and the adjoining second bathroom hosts sleek contemporary fixtures, a walk-in shower, and stylish design touches throughout.





## The Outdoors

The extended rear garden is a low-maintenance, sun-soaked retreat, paved and sectioned for outdoor dining and relaxation. It receives direct sunlight from midday onwards, making it ideal for summer entertaining.

## Loving The Location

Ashenden Road is located moments from Chatsworth Road, which runs north from Homerton to Millfields 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 Star 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 overground which offers lines to Stratford and, Highbury & Islington. Hackney Downs and nearby Clapton station offers direct lines to Liverpool Street in under ten minutes.





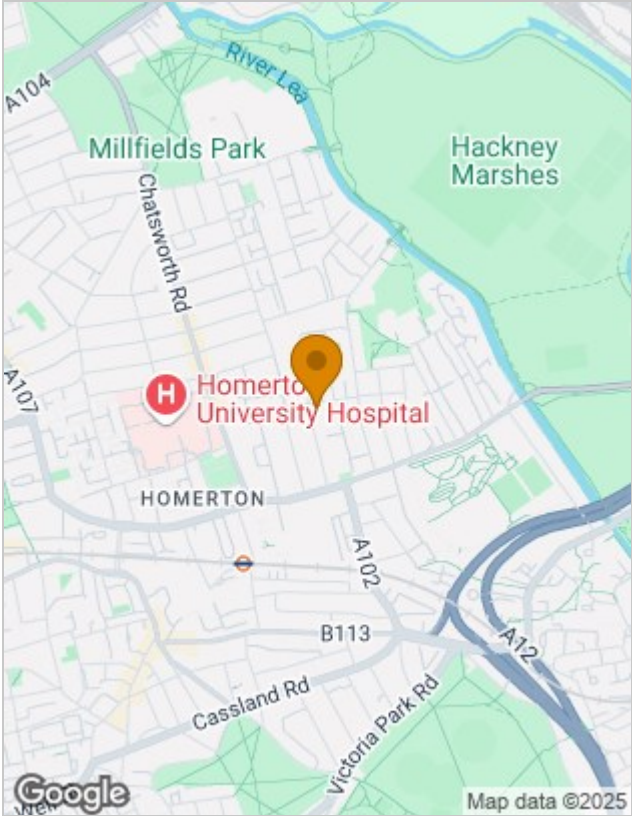




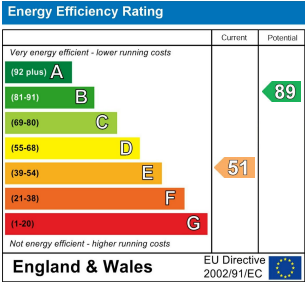
Floor Plans



Location Map



Energy Performance Graph



Viewing

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