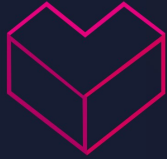


LOVE  
LIVING



30 Valentine Road, London, E9 7AD

£1,300,000



3



2



2



Permit  
Holders  
only  
Mon - Fri  
8.30 am - 6.30 pm



£1,300,000

# 30 Valentine Road

London, E9 7AD

- Victorian family house arranged across four levels
- Close to Victoria Park/Well Street Common
- Large kitchen dining room
- Private rear garden extending to approximately 30ft
- Well Street cafes and restaurants close by
- Approximately 1,298 sq ft of internal accommodation
- Two reception rooms with original fireplaces
- Original period detailing retained throughout
- Short walk to London Fields/Broadway Market
- Excellent transport links

## The Home -

Positioned on a sought-after residential street in the heart of Hackney, this handsome Victorian house unfolds across four levels and offers over 1,290 sq ft of internal accommodation. Thoughtfully maintained by the current owners, the house balances period character with practical family living, retaining many original features including 3 original fireplaces. A private and secluded rear garden that extends to approximately 30ft and forms a peaceful backdrop to the lower-ground floor. On your doorstep are the delights of Well street, with its palatial cafes, restaurants, coffee shops and pubs. Also a short walk away are the wonderful green spaces of Well Street Common and Victoria Park.



### The Indoors

Entry is via the raised ground floor, where a bright reception room sits to the front of the plan. A large bay window draws in natural light throughout the day, while high ceilings, decorative corning, original floorboards and an impressive cast-iron fireplace speak to the building's Victorian origins. Bespoke shelving and carefully considered decoration create a room that feels both elegant and comfortable.

To the rear, a separate dining room provides a dedicated entertaining space. Another original fireplace forms a focal point, while tall sash windows overlook neighbouring gardens and mature trees beyond. The arrangement creates a natural distinction between formal and informal living spaces, offering flexibility for everyday family life.

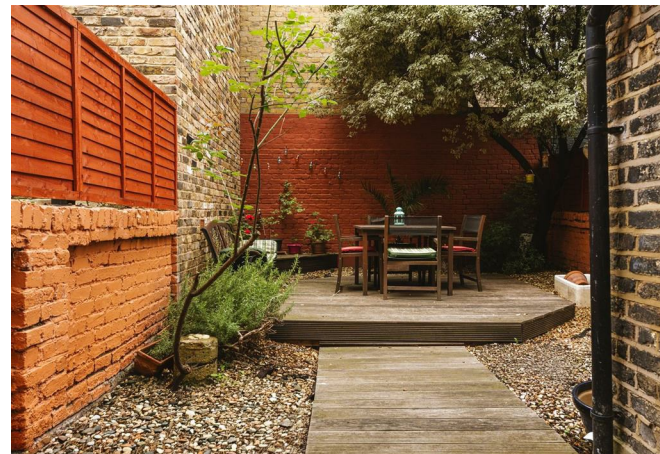
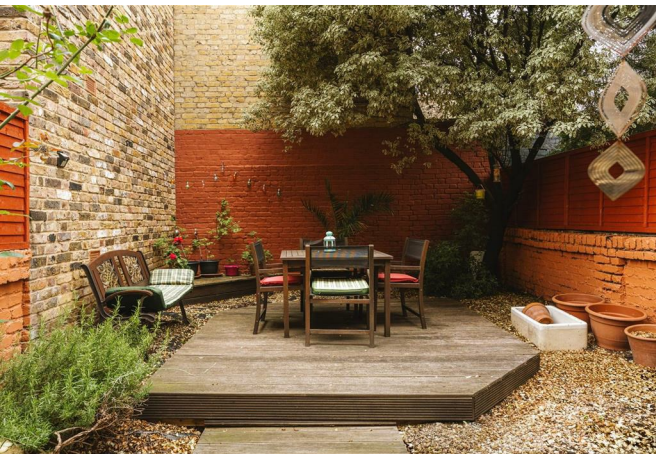
The lower-ground floor has been configured around a generous kitchen and dining space. Shaker-style cabinetry is paired with granite worktops and exposed brick detailing, while a large sash window and glazed door connect directly with the garden. This level is equally suited to family breakfasts, weekend gatherings or summer entertaining. A sizeable double bedroom occupies the front of the lower-ground floor, offering excellent flexibility as guest accommodation, a home office or an additional reception room. Alongside sits a family bathroom finished with colourful tiling, a traditional bath and period-inspired sanitaryware.

The first floor is arranged as a calm sleeping level, with the main bedroom spanning the full width of the house at the front and benefiting from excellent proportions, fitted wardrobes, twin sash windows and en-suite shower room. Two further bedrooms arranged over 2 floors, both enjoy leafy outlooks and natural light. One is currently arranged as a study, demonstrating the versatility of the accommodation.

At the top of the house, a loft-level WC provides additional practicality and potential for future reconfiguration, subject to the necessary permissions.

Throughout the house, original fireplaces, decorative mouldings, stained-glass detailing, timber floorboards and traditional sash windows have been carefully preserved, lending warmth and character to every room.

### The Outdoors





The rear garden extends to approximately 30ft and has been designed for low-maintenance enjoyment. Timber decking creates a dedicated dining terrace, while gravelled borders, mature planting and established trees provide privacy and greenery throughout the seasons. The setting feels wonderfully secluded despite its central Hackney location, creating an extension of the living space during warmer months.

#### Loving The Location

Valentine Road is one of central Hackney's most established residential streets, positioned moments from the open green spaces of Victoria Park and its amenities and the restaurants and cafes of Victoria Park Village. The independent local businesses of Mare Street, Broadway Market, Well Street Market and Chatsworth Road are all nearby as well as the iconic Hackney Empire & Cinema.

With excellent transport links in Homerton Station and Hackney Central which runs direct services to Stratford and Highbury & Islington on the London Overground, whilst London Fields also offers direct trains to Liverpool Street. Mile End Station is also in close proximity, as well as Bethnal Green Underground which is easily accessible by bus and by foot and has excellent links into London via the Central, Hammersmith & City and Circle Lines.

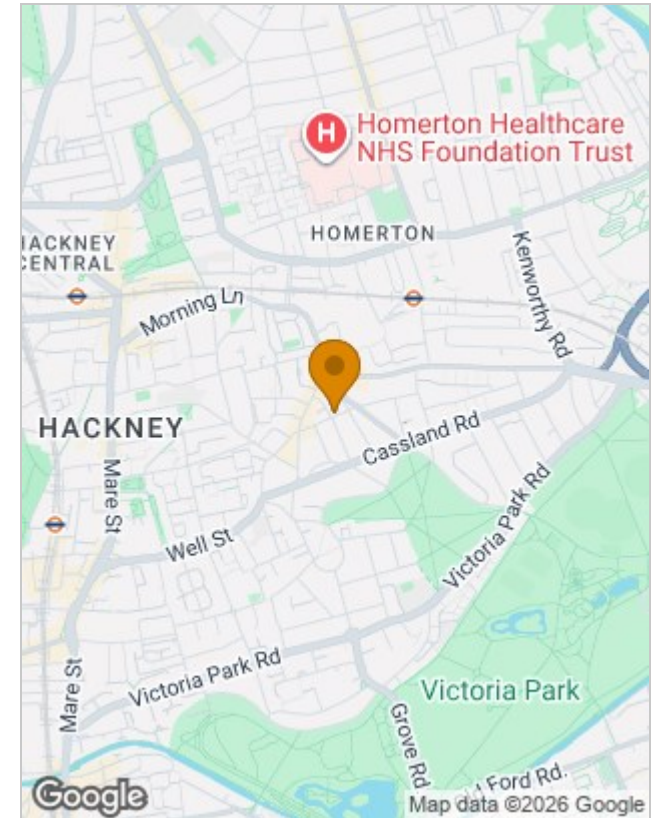




## Floor Plans



## Location Map



## Energy Performance Graph

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

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