



LOVE LIVING  
HACKNEY



Willington Court Mandeville Street, Hackney, E5 0DQ

£600,000





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# Willington Court Mandeville Street

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- Three storey
- West facing balcony
- Overlooking the River Lea and Hackney marshes
- Over 900 square feet of living space
- Farrow & Ball
- Three double bedrooms
- Front garden
- Recently refurbished
- End of terrace
- Excellent storage options

## The Home -

Positioned overlooking the tranquil River Lea and just seconds from the wide open green space of Hackney Marshes, this beautifully modernised three double bedroom, three storey, end of terrace home combines stylish design, high-quality finishes including Farrow & Ball and an enviable location. Recently refurbished to an exceptional standard, the property offers generous natural light, elegant contemporary interiors and seamless indoor-outdoor living. With two bathrooms, a spacious kitchen, a private front garden and a west facing balcony capturing sweeping views of the neighbourhood and beyond. Chatsworth Road with all its cafes, restaurants and shops is a short walk away and there is also a communal allotment.



### The Indoors

After stepping into the spacious hallway with ample space for coats and shoes, you're welcomed by a renovated kitchen/dining room, complete with brand-new Lamona built-in appliances, hidden seamlessly behind sleek grey cabinetry. The kitchen is finished with slimline Blackened Steel compact laminate worktops, an under-mounted black composite sink, and Lampas Cloud white and grey vertical tiling, highlighted with grey grout for a contemporary edge. Painted in Farrow & Ball French Grey, the space is designed to frame views of the marshes beyond. A dining table sits comfortably here, making it the perfect. Moving upstairs, the living room is filled with natural light thanks to floor to ceiling sliding doors that open onto the west facing balcony, extending the living space outdoors.

The first bedroom, located on this level, provides ample room for a double bed and wardrobes. Adjacent is the newly renovated shower room, tiled in large format Matt concrete tiles, featuring a walk in enclosure with thermostatic rainfall shower, a vanity unit, heated towel rail, blending comfort with premium fixtures. Upstairs, the main bedroom offers generous proportions, comfortably housing a double bed with multiple built in storage units. Large, well-placed windows draw in abundant natural light. The second bedroom also provides space for a double bed and storage, making it ideal as a guest room, nursery or home office.

The newly renovated family bathroom is a highlight, tiled in Acton Steel Blue accented by grey grout. It hosts bath with a thermostatic rain shower, a compact vanity unit with resin sink and storage, and high-quality finishes throughout ensuring both practicality and indulgence. Next to the shower room is a large storage cupboard. A wall-hung vanity unit, illuminated mirror, and natural birch ply detailing, filled with thoughtful touches that elevate the everyday.

### The Outdoors





The property enjoys a west facing balcony with open views across the Hackney School of Food's abundant kitchen garden, providing a lush, ever-changing outlook. To the east, uninterrupted views stretch across Hackney Marshes, offering over 750 acres of traffic-free open space. This unique dual aspect ensures the home is flooded with light throughout the day, with tranquil green surroundings rarely found in such a central location. There is a private front garden with two very handy brick built sheds. The property benefits from excellent transport links and sits within easy reach of Hackney's bustling cafés, independent shops, and creative scene. Yet, with the marshes at your doorstep, you'll feel a world away from the city bustle—perfectly balancing convenience with calm. Another plus is a communal allotment just outside the property so you can grow your own produce!

#### **Loving the location**

In this location you are spoiled for choice when it comes to green space and nature, the River Lea and Hackney Marshes are opposite the property, plus only a couple of minutes walk away is Millfields Park and Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes. Chatsworth Road has many independent shops, cafes and restaurants, including Ramen café Men and specialist suppliers L'epicerie 56. The high welfare Morgan's 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 107 are all nearby 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 15 minute walk away.

The Here East campus, The Breakfast Club, Randy's Wings, Mother and Gotto is a short walk away and operates as a co-working hub and cultural centre, while award-winning theatre and music venue The Yard is also close by.

The amenities of the Olympic Park are close at hand, where the East Bank, a new world-class cultural quarter, is now under construction, with new facilities for the V&A Museum, Sadler's Wells Theatre, the BBC and the London College of Fashion, as well as a new campus for UCL.

The closest stations are Clapton overground and Homerton, which offers direct lines to Liverpool Street, Stratford and Highbury & Islington.





## 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>		73	73
(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.