



LOVE LIVING  
HACKNEY



131 Culford Road, London, N1 4HX

£1,500,000



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£1,500,000

# 131 Culford Road

London, N1 4HX

- Four spacious bedrooms
- New roof installed within the last 25 years
- Sunroom with access to both front and rear gardens
- Highly sought-after location between Dalston, Islington, De Beauvoir, and Newington Green
- Expansive and mature garden
- Two floors of flexible living and entertaining spaces
- Bright, airy rooms with large windows for maximum light
- Excellent transport links with nearby Overground and rail stations

## The Home-

This charming and versatile home on Culford Road spans two generous floors and offers space, comfort, and a sought-after north-east London location. Owned by the same family for an incredible 75 years, it radiates warmth, history, and character while offering plenty of potential for modern updates. With four well-proportioned bedrooms, multiple living spaces, a large mature garden, and proximity to Dalston, Islington, De Beauvoir, and Newington Green. Key highlights include a new roof within the last 25 years, airy bedrooms with large windows, and an expansive garden a rarity in this part of London. The home's thoughtful layout ensures separation between sleeping and social areas, and its location connects you effortlessly to vibrant city living.



## The Indoors

The ground floor offers the family room, a cosy and welcoming space for relaxing or gathering with guests. Next to it is a handy storeroom, perfect for keeping everyday items neatly tucked away. The sunroom, bright and airy, opens directly to both the front and rear gardens, allowing natural light to flood the space throughout the day. Moving through the home, the dining room provides an inviting setting for meals and gatherings, with direct access to the conservatory, which overlooks the garden and offers a year-round connection to the outdoors. The kitchen is positioned conveniently beside the dining and conservatory areas.

The raised ground floor is home to the sleeping quarters and family bathroom. On the entrance level, you'll find two of the bedrooms, including one that works perfectly as the main bedroom. The main bathroom, complete with a W/C, is situated next to these rooms for ease and convenience. Continuing upstairs to the first floor, there are two further bedrooms, both generously sized to accommodate double beds. Large windows in each bedroom fill the rooms with light and create an airy, welcoming atmosphere.

## The Outdoors

The property hosts a large and mature garden, offering plenty of room for outdoor entertaining, gardening, or simply enjoying nature in your own private green oasis. With established planting and lush lawns. From the sunroom at the rear, you have direct access to both the front garden and the expansive rear garden, ensuring a seamless flow from indoor to outdoor living.

## Loving The Location

Culford road is situated perfectly between Dalston, Islington, De-Beauvoir and Newington Green. Close by is the entrance to Ridley Road market, considered by many to be the beating heart of Dalston's community. It has run



every Monday to Saturday since the 1880s and includes over 150 stalls, offering fresh produce from around the world. Dalston has an eclectic range of bars, restaurants, cafes and lifestyle including Oren, Popo's Bagels, Brilliant Corners, Mangal II and many excellent pubs including the Hunter S and The Duke of Wellington.

Newington Green is a short walk away, at the heart of which is a four-way junction where Stoke Newington, Canonbury, Dalston and Green Lanes meet. Residents love Newington Green because of the close community and village atmosphere. Plenty of tree-lined residential streets just off the main thoroughfare lead to a plethora of fantastic cafes, bars and restaurants, some of the highlights include the ever popular Jolene, Yield wine bar and the lady Mildmay pub. If you like to eat, drink and be merry, you're in for a treat here, it's approach road are sprinkled with bustling cafés, lively, dog-friendly pubs, and popular independent shops. The fresh veg from Newington Green Fruit & Vegetables. The north-east London postcode is high in demand and is awash with creativity, boutique shops and the latest restaurants.

Dalston Junction and Kingsland stations are both a short walk away, providing transport links on the east/west and south-bound branches of the London Overground. Nearby Hackney Downs station provides links to Liverpool Street in less than ten minutes. Buses run regularly to London Bridge and the City from nearby Kingsland Road.

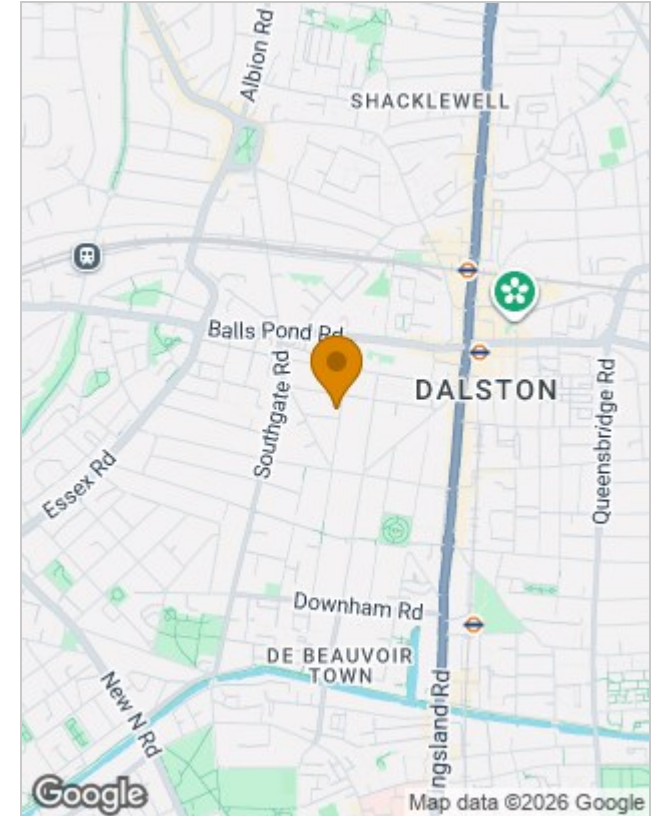




## Floor Plans



## 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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