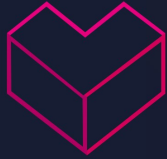


LOVE LIVING



189 Brooke Road, London, E5 8AB

£1,600,000



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189 Brooke Road

London, E5 8AB

- Victorian family house extending to approximately 2,005 sq ft
- Large rear kitchen, dining and living extension with extensive roof glazing
- Black steel-framed internal glazing and restored period detailing throughout
- Main bedroom complete with bespoke wardrobes and contemporary en-suite
- Four-bedroom layout arranged across four floors
- Bespoke shaker kitchen with oversized stone island and integrated appliances
- Top-floor bedroom suite with bespoke fitted storage and skylights
- Rear garden extending to approximately 29 ft

The Home -

A substantial Victorian family house extending to over 2,000 sq ft, reworked with a calm and contemporary feel throughout. Set along Brooke Road, the house unfolds across four floors, balancing original proportions with a series of confident modern interventions — most notably the dramatic rear kitchen extension, where a full run of angled roof glazing draws light deep into the plan throughout the day.

The scale here is immediately striking. Ceiling heights remain generous, the rooms are well balanced, and the layout has been opened and refined to suit modern family life without losing the character of the original house. At the front, the traditional London stock-brick façade has been restored with a clean, restrained palette, while internally the material choices lean warm and understated: soft neutral tones, stone flooring, bespoke joinery and black steel-framed glazing.

The house sits in a well-connected pocket between Upper and Lower Clapton, a short walk from Chatsworth Road and within easy reach of Hackney Downs, Millfields Park and the River Lea. Independent cafés, neighbourhood restaurants and weekend markets are all nearby, while Clapton Overground provides straightforward connections into Liverpool Street and the City.



£1,600,000



The Indoors

Entry is via a restored front door into a wide reception room positioned at the front of the plan. A large bay window draws natural light across herringbone timber flooring, while ornate corning and original proportions remain intact overhead. Black-framed glazed partitions subtly divide the spaces without interrupting the flow, creating a more contemporary rhythm between the reception and entrance hall.

To the rear, the house opens dramatically into a large kitchen, dining and living space extending almost the full width of the plot. A long run of roof glazing introduces shifting natural light throughout the day, giving the room a bright, gallery-like quality. Full-height bi-fold doors connect directly to the garden, while exposed brickwork adds warmth and texture against the softer palette elsewhere.

The kitchen itself has been executed with a strong emphasis on symmetry and storage. Bespoke shaker-style cabinetry wraps the room, paired with oversized stone surfaces and a large central island with waterfall edging. Integrated appliances are concealed within the joinery, while brass-toned fittings and pendant lighting soften the more architectural elements of the space. There is ample room for both large-scale dining and informal seating, making the rear of the house particularly well suited to entertaining.

The upper floors have been arranged to create a calm and private series of bedrooms, unified by a soft, restrained palette and excellent natural light throughout.

The front bedroom occupies the principal position on the first floor, unfolding across a notably wide footprint with two large sash windows drawing in soft natural light throughout the day. Calm in tone and carefully considered in its finish, the room has been designed with a restrained, almost hotel-like feel, pairing warm neutral tones with tailored joinery and subtle detailing. Bespoke floor-to-ceiling wardrobes wrap one wall, integrating extensive storage alongside a built-in dressing desk and open shelving, all finished in a muted painted palette with brushed brass ironmongery.

An arched opening leads directly into the en suite, where handmade vertical tiles, brushed brass fittings and softly textured plaster walls create a refined, cohesive atmosphere. A walk-in rainfall shower sits alongside a wall-mounted basin and illuminated mirror, with the same material palette continuing seamlessly from bedroom to bathroom. The proportions here allow space not just for sleeping, but for quieter day-to-day use, with enough room for seating, reading or working from home without compromise. Two other bedrooms sit on the first floor, including a generous rear-facing double bedroom with leafy outlooks, alongside a further bedroom with vaulted ceilings and a rooflight overhead.

A beautifully finished family bathroom sits centrally on this floor, complete with a freestanding bath, walk-in rainfall shower, brushed brass fittings and hand-crafted zellige-style tiling.

The second floor is given over to an additional bedroom tucked beneath the eaves, extending to over 18ft in length and finished with extensive built-in storage integrated neatly into the roofline.

The Outdoors



The rear garden extends to approximately 29 ft and has been landscaped with simplicity in mind, allowing the architecture of the extension to take centre stage. Bi-fold doors open directly onto a paved terrace, creating an easy continuation of the living space during warmer months, while mature planting and established trees provide a softer green backdrop beyond.

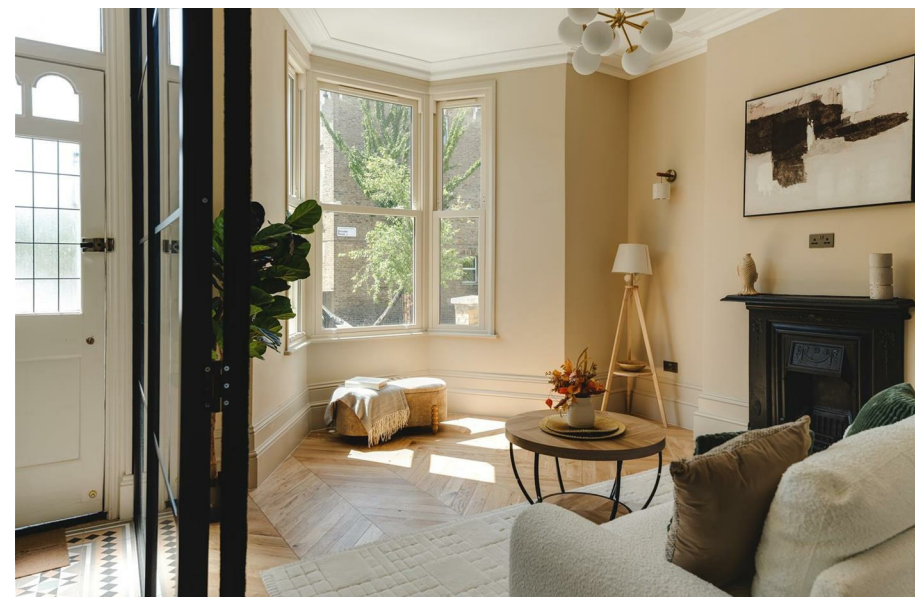
At the front, the house sits slightly elevated from the street behind a restored brick boundary wall and cast-iron railings, reinforcing the strong Victorian frontage and giving the house a composed street presence.

Loving The Location

Brooke Road is conveniently positioned for all the amenities of Stoke Newington, Clapton and Dalston. The Crooked Billet pub is located on Upper Clapton Road and is something of a local institution, specialising in craft beer and excellent pub food. Church Street is close by and is home to a vast array of independent shops, cafes, restaurants and pubs, including The Spence Bakery, Whole Foods and The Good Egg. Esters, a favourite with locals, is an excellent neighbourhood café serving breakfast, lunch and coffee, while slightly further afield is Primeur, recently described as 'the perfect neighbourhood restaurant', it serves modern European cuisine and natural wine on Petherton Road.

For green open space, just a short walk away is Clissold Park, Springfield Park, Markfield 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 within 20-30 minutes.

For transport, Clapton Station is minutes walk away and you can be in Liverpool Street in 15 minutes. There are also plenty of good bus connections nearby offering routes to the city and West End.





Floor Plans



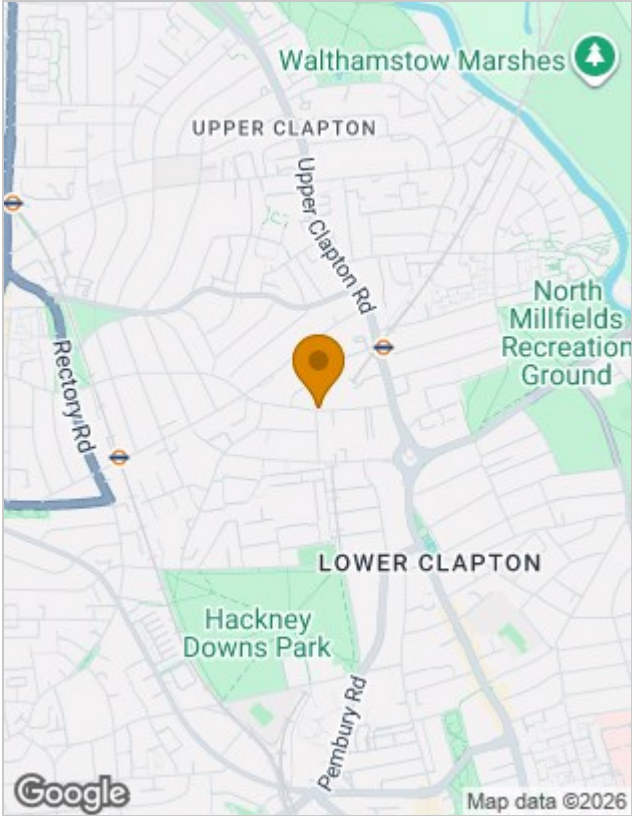
Viewing

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Location Map



Energy Performance Graph

