



LOVE LIVING  
HACKNEY



9 Perch Street, London, E8 2EG  
£1,175,000





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# 9 Perch Street

London, E8 2EG

- Freehold Victorian house
- Original features
- Original wood floors
- Close to Hackney Downs Park
- Four double bedrooms
- Sun room
- Double glazed sash windows
- Excellent transport links

## The Home -

Built in 1886, this Victorian home has four double bedrooms and is arranged over three floors, there is over 1,470 square feet of living space with lots of original features including fireplaces, wooden floors and stained glass, a sunroom has been added in the rear garden providing extra living space as well as a serene place to enjoy the natural light. All the bedrooms are great sized doubles and there are two family bathrooms and a separate toilet on the ground floor. Perch street is perfectly located to enjoy both Hackney Downs park and also Stoke Newington and Dalston where there are restaurants, shops and bars aplenty. Central London and beyond are easily accessed using the excellent transport links from both Hackney Downs overground, Rectory Road and also Dalston Kingsland.



## The Indoors

Entered via the front door with stained glass panels there is plenty of space for coats and shoes. The living room is divided into a lounge area and a dining area, the original pine floorboards are underfoot, an original fireplace, there is a double glazed sash window facing the front and another double glazed window looking out into the conservatory. Just before you enter the kitchen there is a handy downstairs WC. The kitchen has engineered Oak flooring, a double glazed window overlooking the garden, there is plenty of cupboard space and work surfaces, a built in oven and gas hob above, space for dishwasher, washing machine and fridge/freezer. The sun room has a glass roof, floor to ceiling double glazed doors and tiling underfoot.

Up on the first floor we have the main bedroom which has two double glazed sash windows, original Pine floorboards, a built in cupboard and plenty more space for wardrobes. A family bathroom with separate WC is on this floor, it has Victorian style tiling underfoot and comprises of a bath, separate shower cubicle, hand basin and a frosted double glazed window. The separate WC also has it's own hand basin. Also, on this floor is the second bedroom which is a great size double that has dual aspect double glazed windows.

Up on the second floor there are two further bedrooms, the first of which is a double bedroom with Velux windows and engineered Oak flooring. Next to this bedroom we have another family bathroom that has a frosted double glazed window, heated towel rail, tiled bath with shower attachment, Victorian tiled floors, WC and hand basin. The fourth bedroom is another double that has engineered Oak flooring and a double glazed window facing the garden.

## The Outdoors





The wonderfully secluded rear garden is laid with slat hard wood, there are two large planters and space for two garden sheds.

### Loving the location

The house is situated perfectly between Dalston, Stoke Newington and Hackney Downs Park. Dalston has an eclectic range of bars, restaurants, cafes and lifestyle including Oren, Popo's Bagels, Brilliant Corners, Mangal II and many excellent pubs.

Stoke Newington and Church Street is full of artisan coffee shops and smart cafés every few yards including Caffeine London; The Good Egg; The Blue Legume; The Green Room and The Last Crumb Café. There is a wide choice of restaurants including Franco Manca chain pizzeria; Fanny's Kebabs, now with three branches; Spanish restaurant Black Pig with White Pearls; The Haberdashery for brunch and lunch; Yum Yum, a long-standing modern Thai restaurant in a fine Georgian house.

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



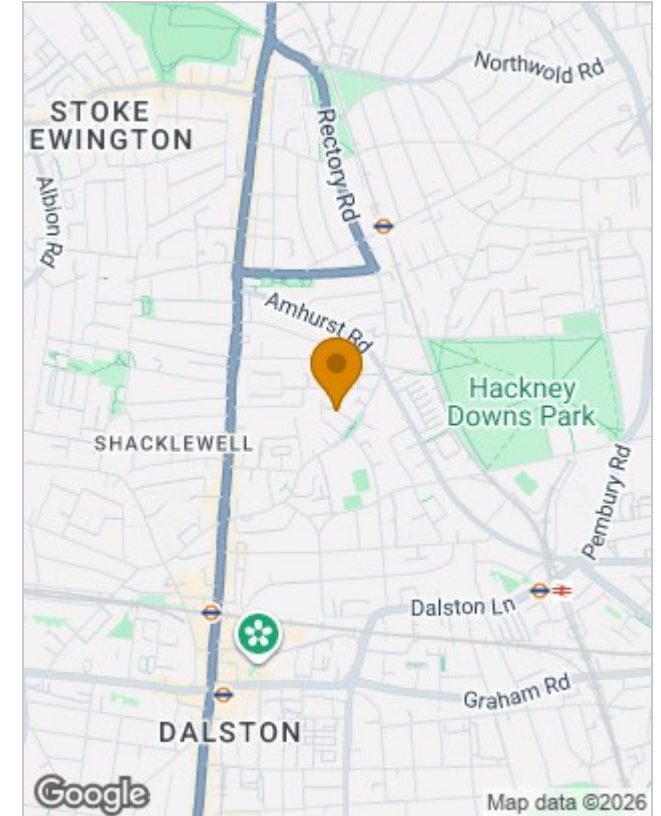
## Viewing

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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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	