



LOVE LIVING
HACKNEY



Regents Court Pownall Road, London, E8 4QA

£499,000





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- Split level
- Close to Broadway Market/London Fields/Columbia Road flower market
- Farrow & Ball
- Italian Terrazzo tiles in the bathroom
- Two double bedrooms
- Canal side location
- Tedd Tood English oak flooring
- Double glazed

The Home -

Located within Regents Court, this split-level maisonette sits on a quiet residential street near London Fields and Broadway Market. Inside, Farrow & Ball's Squid Ink gives the walls a rich, understated depth, set against the natural grain of Ted Todd English oak flooring on the lower level. The bathroom is finished with Italian terrazzo tiles, their pattern adding a quiet sense of craft and substance. Generous windows draw in soft light and open onto surrounding trees, giving the space an easy connection to the outdoors and a sense of quiet retreat. The location brings together the ease of city living with the character of a close-knit neighbourhood. Independent cafés, bakeries, and weekly markets are all a short walk away, while Victoria Park and the Regents Canal path offer open stretches of green for walking or cycling. Broadway Market and Well Street Market host local producers each week, and nearby restaurants such as Lardo, Angelinas, Bright, and Pidgin capture the area's distinct rhythm. E5 Bakehouse and Netil Market are also within reach, and London Fields and Haggerston Overground stations provide quick routes across the city.



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The Indoors

The home is arranged across two levels, with every element carefully renewed. The ground floor has a generous living room and kitchen area. There is Tedd Todd English Oak flooring running underfoot, walls are finished in Farrow & Ball's Squid Ink, giving a depth that compliments the warmth of the flooring. This level has been entirely re-plastered and rewired, with a new fuse board and fittings throughout. The proportions allow for defined living and dining areas without compromising on space, and large windows draw in natural light while framing views of surrounding trees.

The upper floor contains two well-sized bedrooms, each able to accommodate a double bed comfortably. Both rooms have space for built-in or freestanding storage, and each benefits from the property's elevated position with open outlooks. Between them sit a newly fitted bathroom and a separate W/C. The bathroom features Italian terrazzo tiles subtle in tone, with fine detailing that adds texture without distraction. All finishes are consistent, giving the property a cohesive and cosy feel from one level to the next.



Loving the location

Regents court is excellently located, just moments from the popular London Fields and vibrant Broadway Market, and close to the green spaces of Victoria Park and the Regents Canal path. There are numerous amazing restaurants locally, notably Lardo on Richmond Road, the renowned Angelinas on Dalston Lane, Elliots and Bright on Mare Street, plus Pidgin and Violet on Wilton Way. Weekly markets take place at Victoria Park, Well Street and Broadway Market has a reputation for some excellent places to eat and drink; it also hosts a food market on Saturdays. The E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread and grains, and nearby Netil Market is a thriving hub of restaurants, breweries and coffee roasters. Broadway Market itself has a huge array of cafes, pubs, and restaurants to enjoy and on Saturdays it comes alive with the Market that brings wonderful food options and Vinyl, clothing stalls aplenty.





Floor Plans



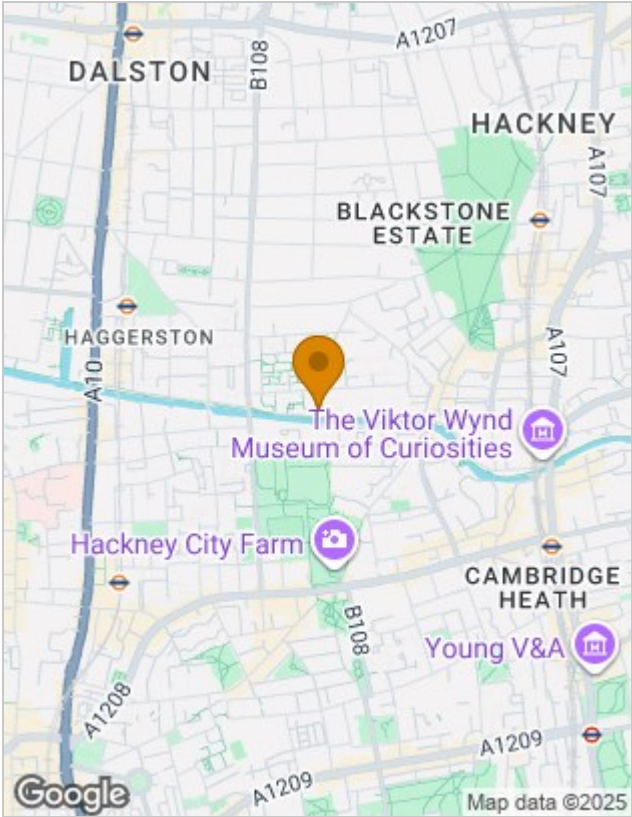
Viewing

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.

Studio 74, Containerville 1 Emma Street, London, E2 9DT
Tel: 0203 005 2600 Email: hello@loveliving.uk <https://www.loveliving.uk>

Location Map



Energy Performance Graph

