



# LOVE LIVING

HACKNEY



58 Roding Road, London, E5 0DW

£5,000 Per month



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# 58 Roding Road

London, E5 0DW

- Spacious Victorian Home
- Expansive Open-Plan Kitchen & Dining Area
- Versatile Basement Space
- Walking distance to Hackney Marshes and Millfields Park
- Bedrooms All En-Suite
- Stunning Private Garden
- Prime Location in Vibrant Hackney
- Excellent Transport Links

## The Home -

This beautifully presented Victorian home offers a period appeal with contemporary living. Hosting four spacious bedrooms and three en-suites, this property offers ample space, light, and comfort. A thoughtfully designed layout includes multiple living areas, a stunning open-plan kitchen/dining room, an extended garden for a breath of fresh air. The property also features a lower-ground room, perfect for additional living space or bedroom. Situated in a vibrant and well-connected area, this home is just minutes from Homerton Station (London Overground) offering direct services to Stratford and Highbury & Islington and also offers easy access to Hackney Wick, Dalston, and Central London, making commuting and city exploration effortless.



£5,000 Per month



## The Indoors

A welcoming hallway with intricate Victorian tiling sets the tone for the home's character and elegance. The reception room, featuring a bay window, carpeted flooring, and a charming Victorian fireplace, is a cozy yet spacious living area with room for a sofa and TV setup. This space flows into an extended living area, perfect for lounging and relaxation, with built-in seating, storage, and light streaming through a floor-to-ceiling window. A short flight of stairs leads down into the expansive open-plan kitchen and dining area. The kitchen is designed for efficiency and a lure, with an in-built oven, ample storage, a dishwasher, and a large island that serves as both a cooking and seating area. The dining space sits beneath overhead windows, ensuring natural light floods the area, while side returns add to the bright, airy atmosphere. Sliding floor-to-ceiling glass doors provide seamless access to the extended garden, creating an indoor-outdoor flow. A conveniently placed W/C is located in a nook near the staircase which leads down into a spacious bedroom positioned on the lower ground floor.

On the first floor the main bedroom awaits, offering soft carpeting, two large windows for natural light, space for a double bed, fitted wardrobes, and a stylish en-suite bathroom with a bath, walk-in shower, dark tiling, and a heated towel rack. The second bedroom also offers a comfortable and stylish space with carpeting, room for a double bed and wardrobes, and an en-suite with a sleek walk-in shower and modern hexagonal tiling. Situated on the second floor the third bedroom enjoys abundant natural light from two side returns and offers ample space for a double bed and fitted wardrobes. A floor-to-ceiling window leads to a private balcony, providing a lovely outdoor space. The en-suite bathroom here features a bath, walk-in shower, sleek fixtures, and stylish tiling throughout. The lower ground floor hosts the fourth bedroom which is a versatile space with carpeting and natural light from window placements. This area can be transformed into an additional lounge, bedroom, or playroom.

## The Outdoors

The garden hosts an enormous amount of space, framed beautifully with brickwork, adding character and structure to the outdoor area. A paved section provides the perfect spot for outdoor dining and entertaining. The garden area itself is lush and inviting, complemented by a seating area with framing, ideal for relaxing or hosting guests.

## Loving The Location

Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes, offers many independent shops, cafes and restaurants, including Ramen cafe



Men and specialist suppliers L'epicerie 56. The high welfare Morgans 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 P. Franco 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 few minutes walk away.

For green open space, just a short walk away is Millfields Park, Hackney Downs Park, Clissold Park, Springfield 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 with 20-30 minutes.

Roding Road sits in the catchment area of many fantastic primary and secondary schools.

Hackney Wick is nearby and lies between Victoria Park and the River Lee. Once a bustling industrial area, it now draws an eclectic and creative crowd. Since the 2012 Olympics, it has seen a significant influx of cultural investment, with new developments and facilities in easy reach of this house. There are numerous restaurants and bars, including the Michelin-starred Cornerstone, as well as Silo and Crate Brewery.

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.

Homerton station, is minutes away and runs direct services to Stratford and Highbury & Islington on the London Overground.





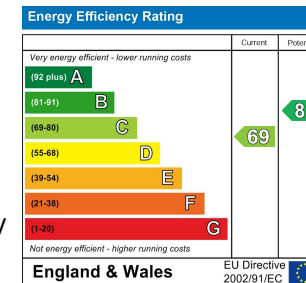
## Floor Plans



## Location Map



## Energy Performance Graph



## 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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