



61 Retreat Place, London, E9 6RH

Offers in excess of £500,000



# 61 Retreat Place

London, E9 6RH

- Three-bedroom maisonette
- Chain free
- Arranged across two floors
- Graphic 'Ca Pietra' tiled bathroom
- Approximately 806 sq ft / 74.9 sq m
- Newly extended lease of 190 years
- Private covered balcony
- Excellent Hackney location

The Home -

A haven in the heart of Hackney.

Tucked away from the energy of central Hackney, this beautifully presented three-bedroom maisonette is a wonderfully individual home, shaped by colour, art and an easy approach to everyday living.

Arranged across the upper two floors of a small four-storey building and extending to approximately 806 sq ft, the home has been extensively renovated by its current owner. The interiors pair warm timber, graphic tiling and vintage pieces with solid oak doors, period-style radiators and carefully chosen fixtures and fittings.

The split-level arrangement is a large part of its appeal. With living spaces on the lower floor and bedrooms above, it has the feeling of a mini terrace house rather than a conventional flat, while built-in cupboards provide useful storage throughout.



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## The Indoors

The home opens to a bright spacious entryway, with extra space under the stairs for a reading nook, an office zone, or simply extra storage. From here, the plan unfolds into an inviting reception room, with distinct areas for sitting and dining.

The south-facing living space draws in natural light throughout the day. Windows on two sides add to the sense of openness, while a simple fireplace creates a natural focal point. Timber flooring runs underfoot and a predominantly neutral palette provides a calm backdrop for artwork, books and furniture.

With room to the left for a substantial dining table, there's plenty of space for a genuinely sociable area for everyday meals and entertaining.

The adjoining kitchen has plenty of personality. White cabinetry and timber worktops are offset by open shelving, painted freestanding storage and a black range cooker. Particularly lovely are the monochrome geometric floor tiles, which introduce a playful graphic note and continue the home's quietly eclectic character.

Upstairs are three bedrooms. The main bedroom is an excellent size, measuring almost 16 ft in length, with a broad window bringing in plenty of natural light. The second double bedroom is similarly well proportioned, while the third is currently arranged as a creative studio and home office, demonstrating the flexibility of the plan.

The bathroom is another characterful space, wrapped in white rectangular tiles laid in a varied geometric pattern. Black-and-white floor tiles continue around the bath, complemented by brass fittings and a black-framed shower screen.

Throughout, the interiors feel personal rather than overly polished – a considered mix of natural materials, artwork, vintage furniture and flashes of colour that gives the home a distinctive identity.

## The Outdoors



One of the home's real highlights is its private covered balcony, reached directly from the reception room.

The balcony overlooks a secluded pocket of shared green space, creating an unexpectedly peaceful outlook for such a central London setting. Its elevated position gives a wonderful sense of openness, with greenery, neighbouring rooftops and plenty of sky beyond.

There is space for seating and a table, while bamboo screening and established planting create privacy and give the balcony the feeling of a small outdoor room – a lovely spot for morning coffee, summer suppers or an evening drink.

Despite the sense of retreat, the home remains exceptionally well placed for Hackney life, with Victoria Park, London Fields, Chatsworth Road and Well Street all within easy reach.

#### Loving The Location

Retreat Place is perfectly located near some of the best spots in Homerton, Clapton, and Victoria Park. With just a short walk from Homerton station, with Hackney Central and Hackney Downs also nearby. These stations provide Overground connections to Stratford, Highbury & Islington, and direct trains to Liverpool Street. Close by is Chatsworth Road, a lively street filled with independent shops, cozy cafes, and restaurants like the previously stated Shanes and Leo's. For specialty foods, you can visit L'epicerie and Organico. There's also a fantastic Sunday market and several great pubs, including The Kenton, The Elderfield, Adam & Eve, and The Spread Eagle—London's first vegan pub. Don't miss The Castle Cinema, an independently funded gem that screens a mix of classic and modern films. Also, nearby Well Street is a lively neighbourhood hub, lined with independent shops, cafés and eateries, alongside its historic market and strong local community feel.

You're also within walking distance of beautiful green spaces like Victoria Park, London Fields, and Well Street Common. The area has a calm, village-like vibe thanks to its proximity to these parks, the canal, and local farmers' markets. Victoria Park Village offers great food shops like The Ginger Pig butcher and Jonathan Norris fishmonger. Nearby Broadway Market is another great spot for food, drinks, and a bustling Saturday market. For more dining options, you have places like Lardo, Pophams, and Elliotts near London Fields, and Piggin, Cornerstone, and Casa Fofo on Wall Street.





Floor Plans



Viewing

Please contact our Love Living Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

