



# LOVE LIVING

HACKNEY



93A Shakspeare Walk, London, N16 8TB

Asking price £525,000



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# 93A Shakspeare Walk

London, N16 8TB

- Private landscaped split-level rear garden plus additional front terrace
- Beautifully renovated one-bedroom Victorian garden flat
- Share of freehold
- Close to local favourites including Romeo & Giulietta Artisan Gelateria, Clissold Park and excellent transport links
- Thoughtfully redesigned interiors with engineered oak flooring and bespoke joinery throughout
- Stylish bathroom renovated in 2024 with brushed brass fittings and Kaldewei enamel bath
- Quiet residential street moments from Stoke Newington Church Street and Newington Green
- Excellent built-in storage solutions including bespoke birch ply shelving and pantry storage

## The Home -

Occupying the lower ground floor of an elegant Victorian terrace on Shakespeare Walk, this beautifully renovated one-bedroom apartment combines considered contemporary design with the character and proportions of a period home. Extending to approximately 568 sq ft internally, the apartment has been thoughtfully reworked over the current owners' twelve-year stewardship to create a calm and highly functional living environment centred around light, texture and a strong connection to the outdoors. The plan flows naturally from the entrance hallway through to a bright rear reception room and landscaped private garden beyond, giving the apartment a rare sense of openness and retreat within its East London setting.

Shakespeare Walk is a quiet residential street positioned between Stoke Newington, Dalston and Newington Green, placing some of north-east London's best-loved cafés, restaurants and independent shops within easy reach. Despite its central location, the apartment feels notably peaceful, helped by extensive structural improvements, clever storage solutions and high-quality insulation throughout. The owners have undertaken substantial renovation works over the years including comprehensive waterproofing systems, upgraded electrics, acoustic insulation and carefully considered interior finishes, resulting in a home that remains warm in winter, cool in summer and exceptionally easy to live in.



## The Indoors -

Entry is through the apartment's own private front entrance which opens into a generous hallway with integrated storage and engineered oak flooring running throughout the principal spaces. The living room sits at the heart of the home, where oversized glazed doors frame views onto the garden and allow natural light to move through the apartment throughout the day. Bespoke shelving, dark brushed-and-oiled oak flooring and anthracite designer radiators add warmth and texture, while the palette of soft neutral tones creates a calm and understated atmosphere.

Beyond, the kitchen has been carefully designed with deep green cabinetry, plywood cupboard handles and dark worktops balanced by soft natural light from both aspects. Appliances include a Samsung fridge-freezer, Bosch oven and Miele canopy cooker hood, while clever pantry storage and additional sockets have been integrated for day-to-day practicality. The bedroom is quietly positioned to the front of the plan and includes bespoke birch ply shelving and workspace joinery alongside excellent built-in storage potential. The bathroom was fully renovated in 2024 and finished with brushed brass fittings from Drench, mosaic floor tiles, a Kaldewei steel enamel bath and carefully considered lighting and storage details. Across the apartment, reclaimed antique brass door handles, brass switch plates and Farrow & Ball tones subtly reinforce the home's cohesive design language.

## The Outdoors -





To the rear, a beautifully landscaped private garden extends naturally from the reception room, creating a seamless indoor-outdoor connection during warmer months. Arranged across gentle split levels, the garden provides dedicated areas for dining, entertaining and planting, framed by mature greenery and softened architectural textures. A tucked-away upper storage area keeps practical elements discreetly hidden, while outdoor power and water connections further enhance usability.

At the front of the apartment, an additional seating terrace creates a quiet afternoon and evening suntrap, adding another layer of outdoor living rarely found in homes of this scale. Both outdoor spaces contribute to the apartment's calm and private atmosphere, reinforcing the sense of retreat that defines the home throughout.

#### Loving The Location -

Shakespeare Walk sits within one of Stoke Newington's most connected and quietly desirable residential pockets. Church Street, Newington Green and Dalston are all within walking distance, offering an exceptional mix of independent cafés, restaurants, bakeries and neighbourhood shops. Local favourite Romeo & Giulietta Artisan Gelateria has become a much-loved staple moments from the apartment, while nearby supermarkets and everyday conveniences make daily life effortless.

Clissold Park, Hackney Downs and the Regent's Canal are all easily accessible, offering extensive green space alongside walking and cycling routes across east London. Transport connections are equally strong, with Rectory Road, Stoke Newington and Dalston Kingsland stations all nearby, providing swift access into Liverpool Street, the City and beyond. Highbury & Islington is also within walking distance or a short cycle away, offering excellent connectivity to King's Cross, the West End and wider London. The owners also speak warmly of the welcoming community feel on the street and the excellent relationships formed with neighbours and fellow freeholders over many years living at the property.





## Floor Plans



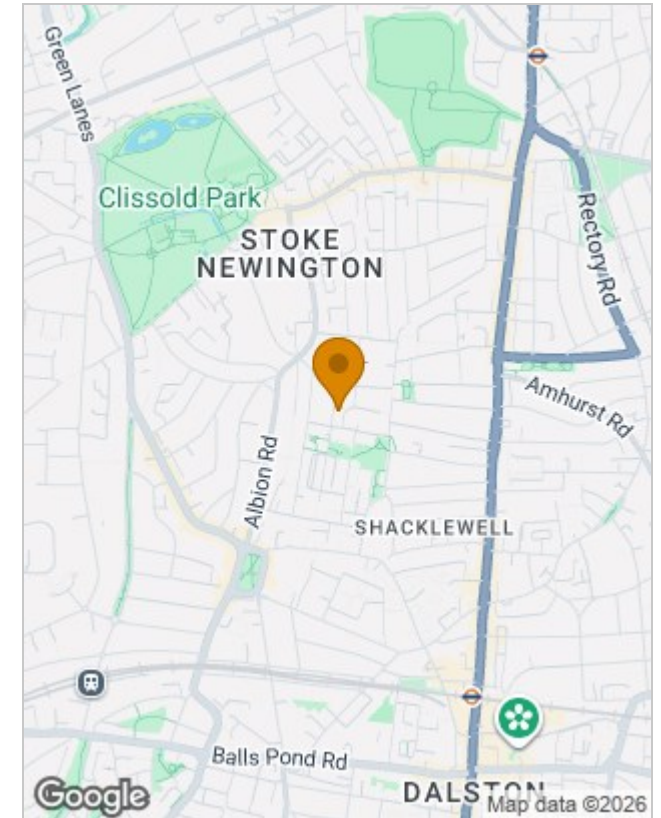
## Viewing

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

