



LOVE LIVING
HACKNEY



1C St. Thomas's Place, London, E9 7PW

£925,000



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£925,000

1C St. Thomas's Place

London, E9 7PW

- Freehold house
- Downstairs WC
- Expansive open-plan living, dining and kitchen space
- Moments from London Fields, Broadway Market and Victoria Park
- Two double bedrooms
- Two bathrooms
- Private outside space
- London Fields station within easy walking distance

The Home -

A freehold house located in the sought after London Fields. Arranged over two floors and extending to approximately 923sq ft, this two bedroom home delivers a house complete with private outside space and a superb open plan living environment. The ground floor is given over almost entirely to a 26ft reception, dining and kitchen space, creating a layout that feels expansive. Recent improvements include a complete roof replacement with a 25-year guarantee, new skylights, a Vaillant EcoFIT Pure boiler, SMETS2 smart meters and a series of thoughtful upgrades throughout.

St Thomas's Place occupies moments from London Fields, one of East London's most sought after neighbourhoods. Broadway Market, Victoria Park, Netil Market and Wilton Way are all within easy walking distance, offering an exceptional collection of independent cafés, restaurants, shops and weekend markets. London Fields station is just a few minutes away, providing direct connections into Liverpool Street, while Hackney Central and Hackney Downs further enhance connectivity across the city. Combining the privacy of a tucked-away house with immediate access to some of East London's best amenities, this is a home perfectly placed for modern Hackney living.



The Indoors

Entry is via welcoming hallway where a guest cloakroom sits neatly to one side before the house opens into the living space. Measuring over 26 feet in length, the open plan reception, dining and kitchen area forms the centre piece of the home. Large glazed doors at the rear draw natural light deep into the plan and create a direct connection to the courtyard beyond. The kitchen occupies one end of the room and has been finished in a restrained palette of white cabinetry and marble surfaces. A substantial breakfast bar provides additional preparation space and casual seating, while integrated appliances sit alongside a distinctive pastel-coloured Smeg fridge. A recently installed Pronteau boiling water tap adds a practical touch for day-to-day living. The scale of the room allows for clearly defined living and dining areas without compromising the sense of openness. Timber flooring runs throughout, adding warmth and continuity, while the wall-mounted television has been professionally recessed with concealed cabling, contributing to the clean, uncluttered aesthetic.

Upstairs, the bedrooms is arranged across a single level. The main bedroom is particularly impressive, extending to over 17 feet in length. It enjoys excellent natural light through large black-framed windows and benefits from an en-suite shower room finished with marble flooring, traditional fittings and a walk-in shower enclosure. Open hanging storage enhances the loft-like feel while maintaining practicality. The second bedroom is a well-proportioned double and currently serves as a versatile guest room and media space. Soft tones, bespoke shelving and large windows create a calm and comfortable atmosphere. The upper floor has been recently redecorated throughout, complementing the bright and well-maintained feel of the spaces.

A striking family bathroom completes the floor. Rich navy walls, geometric flooring, a freestanding roll-top bath and brass fittings combine to create a space with genuine character. Throughout the house, thoughtful decorative choices elevate the interiors, from the bold botanical wallpaper in the cloakroom to the use of industrial-style glazing and contemporary lighting. Further practical improvements include the installation of SMETS2 smart meters for gas and electricity, replacement and repair of rainwater goods to the front elevation and ongoing maintenance that reflects the care with which the property has been owned.

The Outdoors

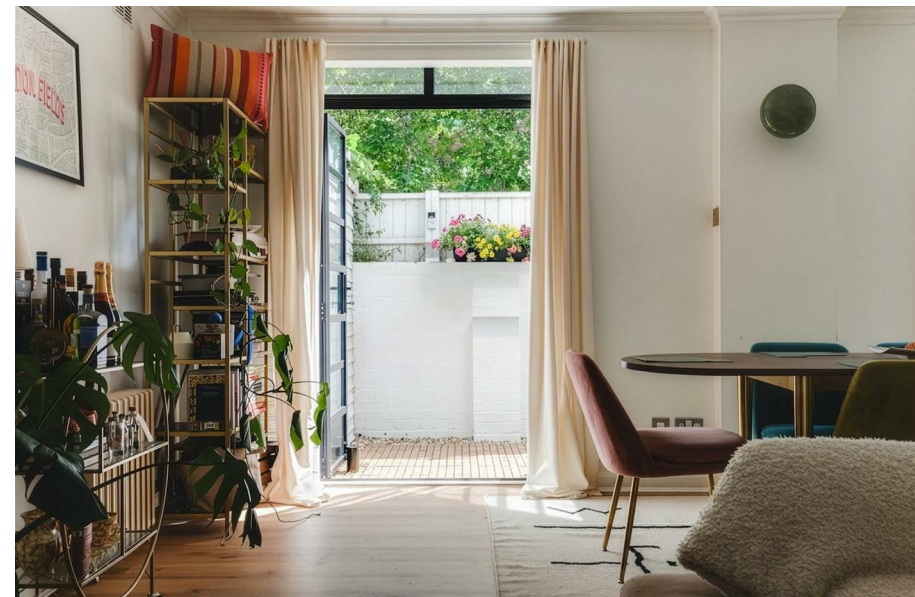




Directly accessed from the reception space, the courtyard garden provides an extension of the living area during warmer months. Timber decking and white painted brick walls create a simple and low-maintenance setting for dining, entertaining or morning coffee. The enclosed nature of the space provides a welcome sense of privacy while remaining easy to maintain throughout the year.

Loving The Location

St Thomas's Place is a quiet pedestrian street tucked just behind Mare Street within the historic conservation area surrounding St Thomas's Square. The location places some of East London's most celebrated destinations within easy walking distance. London Fields station is approximately 300 metres away, providing swift connections into Liverpool Street, while Hackney Central is also close by. Broadway Market, London Fields and Victoria Park are all nearby, offering an exceptional mix of independent cafés, restaurants, weekend markets and green open space. Wilton Way, Netil Market and Mare Street's growing collection of cultural and culinary destinations are equally accessible. The area continues to attract buyers seeking a neighbourhood that combines a strong sense of community with outstanding connectivity and some of the capital's best loved outdoor spaces.

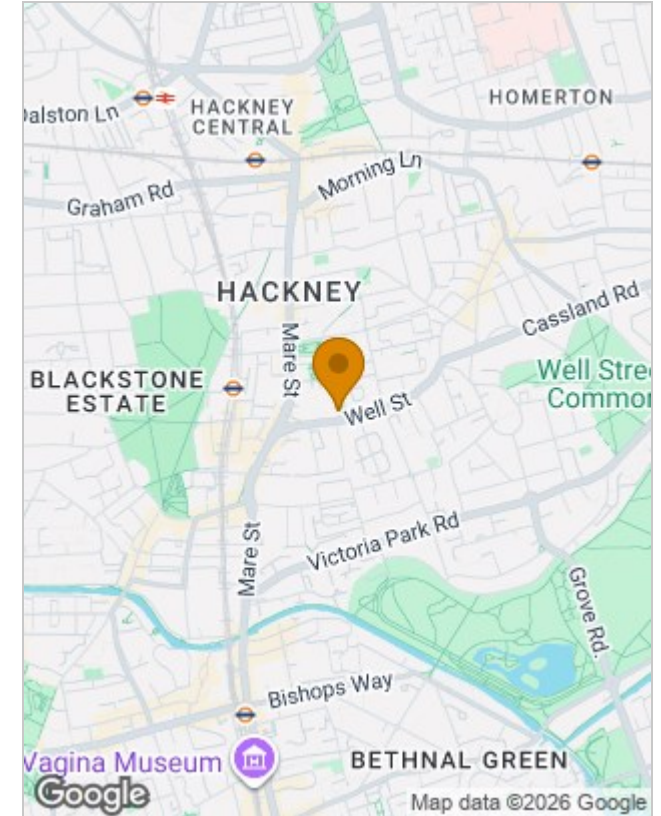




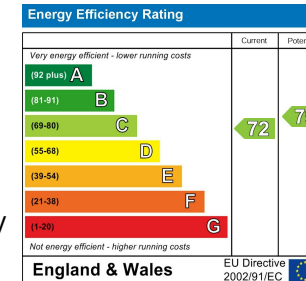
Floor Plans



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.

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