LOVE
LIVING



Rowhill Mansions Rowhill Road, London, E5 8ED

Offers in excess of £675,000

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Rowhill Mansions Rowhill Road

London, E5 8ED

- 19th century Victorian mansion block
- Two separate reception rooms and a separate kitchen
- Beautiful period features throughout
- Short walk to the open green spaces of Hackney Downs
- Three spacious double bedrooms
- Potential to extend (subject to the usual planning consent)
- Short walk to the open spaces of Hackney downs
- Close to Hackney Downs/Clapton overground stations

The Home-

Occupying the top floor of a handsome late 19th-century Victorian mansion block, this expansive three-bedroom apartment and is defined by its generous proportions, high ceilings and retained period detailing. Original fireplaces, timber floorboards and large bay windows speak to the craftsmanship of the era, while the wide entrance hall and thoughtfully arranged layout create a strong sense of flow. A substantial loft space above offers exciting potential to extend, subject to the necessary planning consents.

The building forms part of an impressive red-brick terrace constructed during a confident period of Victorian design, characterised by decorative brickwork, prominent bays and well-scaled windows that flood the interiors with natural light. The communal areas retain a sense of solidity and heritage, while the apartment's elevated position ensures privacy and brightness throughout.

Positioned between Hackney Downs and Lower Clapton, the apartment enjoys one of East London's most vibrant yet community-led neighbourhoods. Green open spaces, independent cafés and creative studios are all within easy reach, alongside excellent Overground connections into Liverpool Street, Highbury & Islington and Stratford, making this a characterful and well-connected London home of rare scale.





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The Indoors

The front door opens into a notably wide entrance hall an impressive introduction that immediately hints at the proportions beyond. High ceilings and original detailing create a sense of volume and quiet grandeur rarely found in later conversions. Immediately to the left sits the first bedroom. A generous double room, it works equally well as a principal bedroom, guest bedroom, study or nursery, with excellent ceiling height continuing the feeling of space established at the entrance.

Stepping forward, the apartment opens into the reception room undoubtedly the heart of the home. Beautifully proportioned and rich in period character, it is centred around an original fireplace that anchors the room with warmth and presence. The ceiling height enhances the scale, giving the space an airy elegance while still retaining a cosy atmosphere, particularly inviting on winter evenings with soft lighting and the fire glowing. A large alcove window draws in excellent natural light and incorporates bespoke built-in bench seating, adding both architectural interest and a practical place to pause. Original timber floorboards run underfoot, their patina adding texture and authenticity to the space.

Adjoining the reception is a second well-sized double bedroom, thoughtfully positioned and again benefitting from the apartment's impressive ceiling heights and natural light. A further door leads to the rear section of the plan, where the layout unfolds intuitively. The bathroom sits directly ahead, the kitchen lies to the left neatly arranged with ample storage and preparation space and to the right is a third generous double bedroom.

Set away from the main living areas, this generous double bedroom feels calm and private. Its strong proportions and period detailing create a restful retreat, maintaining the home's consistent character and sense of understated charm. Above, a substantial loft space presents exciting long-term potential (subject to planning), offering scope to further enhance what is already a generously scaled apartment.



Loving The Location

Positioned between Hackney Downs and Lower Clapton, this is one of East London's most sought-after neighbourhoods. Independent cafés, bakeries and restaurants line the surrounding streets, creating a lively yet community-driven atmosphere.

Hackney Downs is a short walk away, offering open lawns, tennis courts and green space for weekend relaxation. Hackney Downs Studios a restored former printworks is home to creative businesses and local enterprises, while Clapton and Hackney Central provide further dining and retail options.

Hackney Downs Station is within easy reach, offering Overground services into Liverpool Street in approximately 10–15 minutes. Hackney Central provides additional connections towards Highbury & Islington and Stratford, making this a well-connected and convenient London base.






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Floor Plans

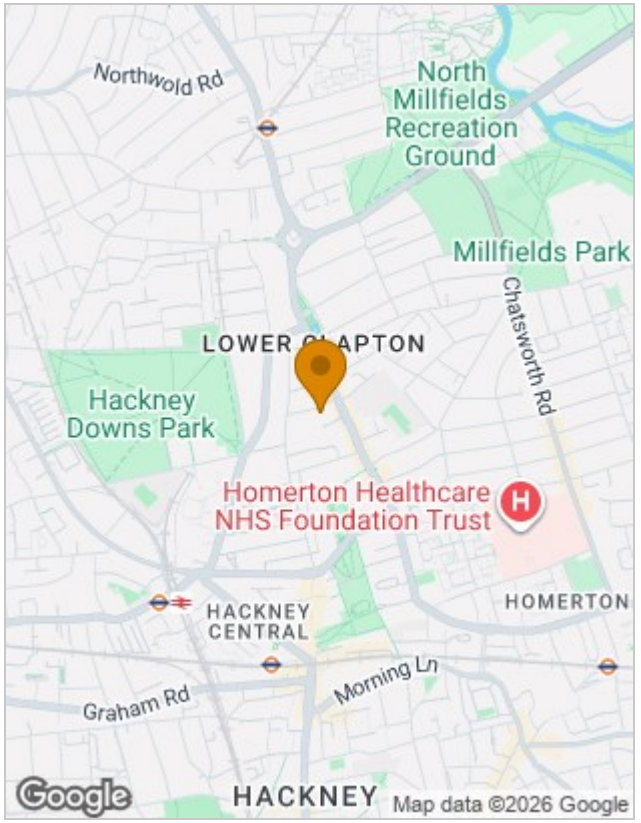




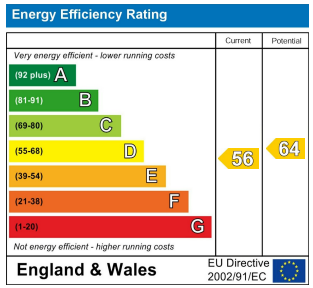
Rowhill

Approximate Gross Internal Area: 86.48 sq m / 930.86 sq ft
Loft Approximate Gross Internal Area (Excluding Eaves): 71.28 sq m / 767.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Location Map



Energy Performance Graph



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.

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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