



LOVE LIVING
HACKNEY



30 Coniston Walk, London, E9 6EP

£775,000





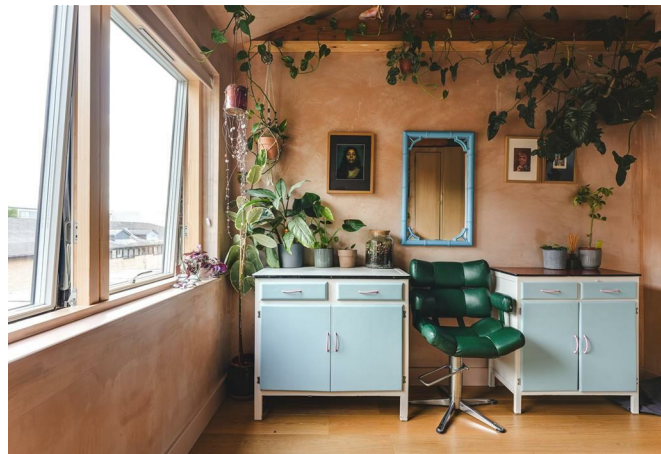
30 Coniston Walk

London, E9 6EP

- Three storey freehold house
- Extensively refurbished
- Natural light
- Triple glazing
- Front and rear garden
- Vaulted ceilings
- Close to Chatsworth Road and Hackney Central
- Two bathrooms

The Home -

This three-bedroom, three storey freehold home has been comprehensively refurbished by the current owners in conjunction with renowned architecture practice, 'This', resulting in a contemporary and warm space that is over 1,094 square feet. The home's innovative heating system, featuring a highly efficient gas boiler and WUNDA underfloor heating on the first and second floors ensures year-round comfort. Banks of triple glazed windows and doors flood the space with natural light, impressively vaulted ceilings provide a great sense of height with exposed beams. The wide plank engineered oak floors, finished in a light matte varnish add to the home's earthy palette, grounding the modern design in natural warmth. The beautifully landscaped front and rear gardens provide a lush retreat that seamlessly blends into the home's interiors - thoughtful details that make it a truly unique and inviting place to live. Coniston Walk is minutes away from Chatsworth Road with all its cafes, shops and bars. Hackney central overground and Homerton are both a short walk away offering excellent transport links.



£775,000



The Indoors

Entered via the beautiful front garden into the expansive kitchen and dining area, where an introduction of sunlight from dawn till dusk, extends an invitation to the bi-fold doors that open into a spacious kitchen and dining area. Here, natural light pours in, enhancing the space's airy, uncluttered aesthetic creating a fresh and crisp atmosphere. This space is perfect for entertaining, with its high-end finishes with polished wooden cabinetry and in-built oven with additional ample storage. The ground floor also includes a chic bathroom, featuring a walk-in shower and heated towel rack and modern fixtures and fittings, walls painted in 'Pleat' by Little Greene to match the teal of the tiles, further enhancing the home's earthy, naturalistic theme and a polished feel creating a cohesive and tranquil space. The hallway sets the tone throughout this contemporary haven.

On the first floor, you'll find two of the home's most alluring spaces. The living room, with its exposed floor joists and custom media furniture, is both functional and atmospheric. The restoration and painting of metal brackets in Little Greene's 'Lamp Black' adds a touch of industrial chic, while the seamless integration of the Samsung Frame TV cable into the wall enhances the room's minimalist appeal. This room bathed in natural light, creates a sense of comfort and spaciousness, perfect for gatherings or a cinematic feel for a more intimate setting.

Adjacent is the first bedroom, a luxurious sanctuary with exposed joists in the ceiling and painted walls in 'Calming Debate Club' by Coat. The wide plank engineered oak flooring in a light matte varnish runs throughout this level, adding to the home's naturalistic theme. As the sun rises on this side of the house, the room is bathed in angelic morning light.

A striking feature of this home is the VELFAC composite triple-glazed windows installed on the first and second floors. With their natural pine interior finish and sleek aluminium grey exterior, these windows not only enhance the home's aesthetic but also contribute to its energy efficiency, maintaining a steady 20°C throughout the year with minimal heating required on the top floor. Ascending to the top floor, you'll discover that it's a haven of space and light, inspired by the owners during their house hunting journey.

The top-floor bathroom, the design takes a contemporary turn with white terrazzo flooring, and glass brick shower walls. The exposed beams, adorned with hanging plants that thrive on the steam that add a touch of nature, while the premium stainless-steel hardware from Crosswater elevates the space to a luxurious retreat. The bathroom features a double-height ceiling and an electronically controlled Velux skylight that automatically closes at the first sign of rain. The room's ambiance allows light to flow through the space, dimmable spotlights that cast beautiful shadows, creating a serene, spa-like atmosphere. The top-floor bedrooms continue the home's theme of comfort and luxury, with exposed joists, built-in wardrobes and features plaster walls sealed with four coats of varnish, ensuring durability while retaining the raw, natural beauty of the material exposed with matching 'Masquerade' by Little Greene painted woodwork that harmonize with the natural light that fills each room. The bedrooms, with its expansive space and serene ambiance, is a true highlight.

The Outdoors



As you enter the home, you're greeted by a beautifully landscaped front garden, a lush retreat that seamlessly blends into the home's interior. The garden features a mix of mature jungle plants, including *Dicksonia Antarctica*, *Fatsia Japonica*, and *Trachelospermum jasminoides*, set against a backdrop of black-painted larch fences. With both outdoor spaces equally captivating, the rear garden is an extension of the home's naturalistic design, featuring a redwood bench that has weathered naturally, and a shed with a rooftop planter filled with non-invasive bamboo and Japanese grasses. This garden offers a perfect spot for a morning coffee or brunch, with sunlight streaming in until early afternoon. The seamless connection between the front and rear gardens, both featuring the same planting and hard landscaping, creates a unified and serene outdoor environment that is ideal for both relaxation and entertaining. This home is not only a sanctuary but also an entertainer's dream, with its seamless indoor-outdoor living spaces, contemporary finishes, and thoughtful design details that make it a truly unique place to call home.

Loving the location

Coniston Walk is a short walk from Millfields Park and 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 moments away 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.

The closest stations are Hackney Central and Hackney Downs, which offer direct lines to Liverpool Street in under ten minutes and Highbury & Islington/Stratford international. Numerous bus routes provide swift access into central London and beyond





Floor Plans

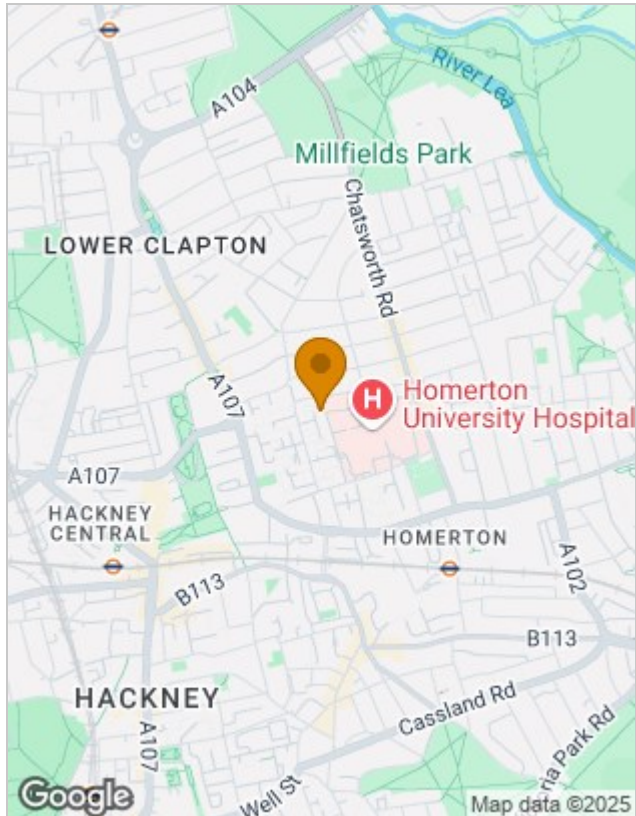


Viewing

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Location Map



Energy Performance Graph

