







“ Beautifully renovated and finished to an exceptional standard throughout, this elegant five bedroom Victorian home in Clapton offers thoughtfully designed living space, bespoke detailing and a wonderful balance of period character and contemporary comfort. ”

Arranged over three floors, the house has been carefully curated to create a home that feels both stylish and practical for modern family life.

Two connecting reception rooms provide flexible spaces for entertaining, relaxing and everyday living, while the bespoke kitchen forms the heart of the home, opening onto a south facing garden that enjoys sunlight throughout the day.

A guest cloakroom completes the ground floor.

The interiors have been exceptionally well considered, with a calming and playful decorative scheme that uses a carefully

selected Farrow & Ball palette throughout. Rich colours, thoughtful

contrasts and beautifully chosen finishes create spaces that feel characterful yet serene, resulting in a home that is both uplifting and relaxing to live in.

The upper floors provide five well proportioned bedrooms, complemented by two beautifully appointed bathrooms.

Sash windows and carefully preserved period details sit comfortably alongside contemporary interventions, resulting in a home that feels timeless, elegant and welcoming.

One of the property's greatest attractions is its location.

Situated just moments from the expansive green spaces of Hackney Marshes and the River Lea, it offers easy access to some of East London's most treasured outdoor spaces.

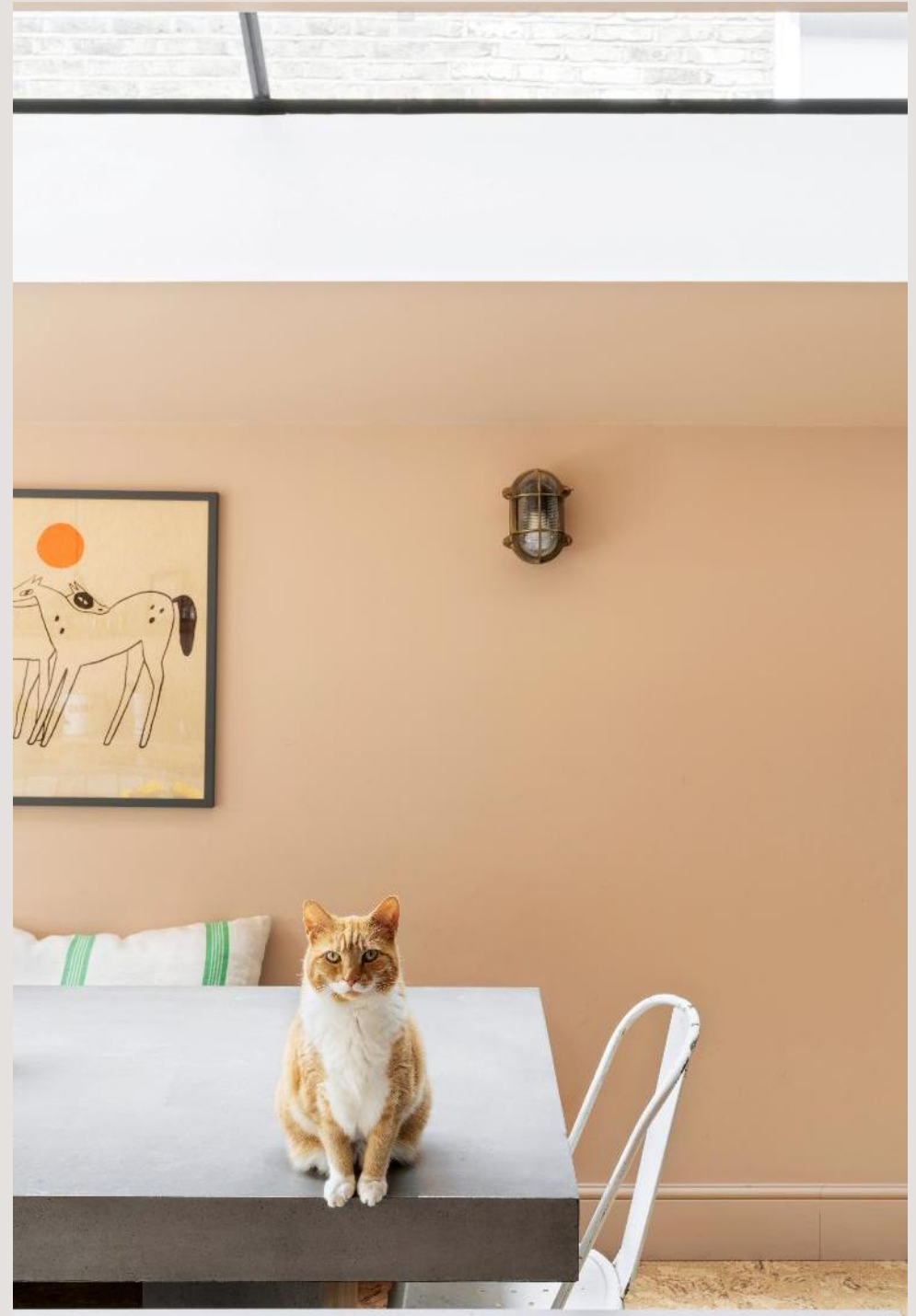
The area has become increasingly popular with families, drawn by its strong sense of community, excellent schools and vibrant creative culture.

Roding Road falls within the catchment area for several highly regarded local primary schools, including Millfields Community School, Rushmore Primary School and Daubeney Primary School, making it a particularly appealing choice for families looking to establish long term roots in the area.

The surrounding neighbourhood is thriving, with an ever growing selection of independent cafés, bakeries, pubs, restaurants and creative businesses nearby.

From weekend walks across Hackney Marshes to exploring the local food and cultural scene, this is a neighbourhood that perfectly captures the energy, creativity and community spirit that East London is known for.

Available from 1st September 2026.



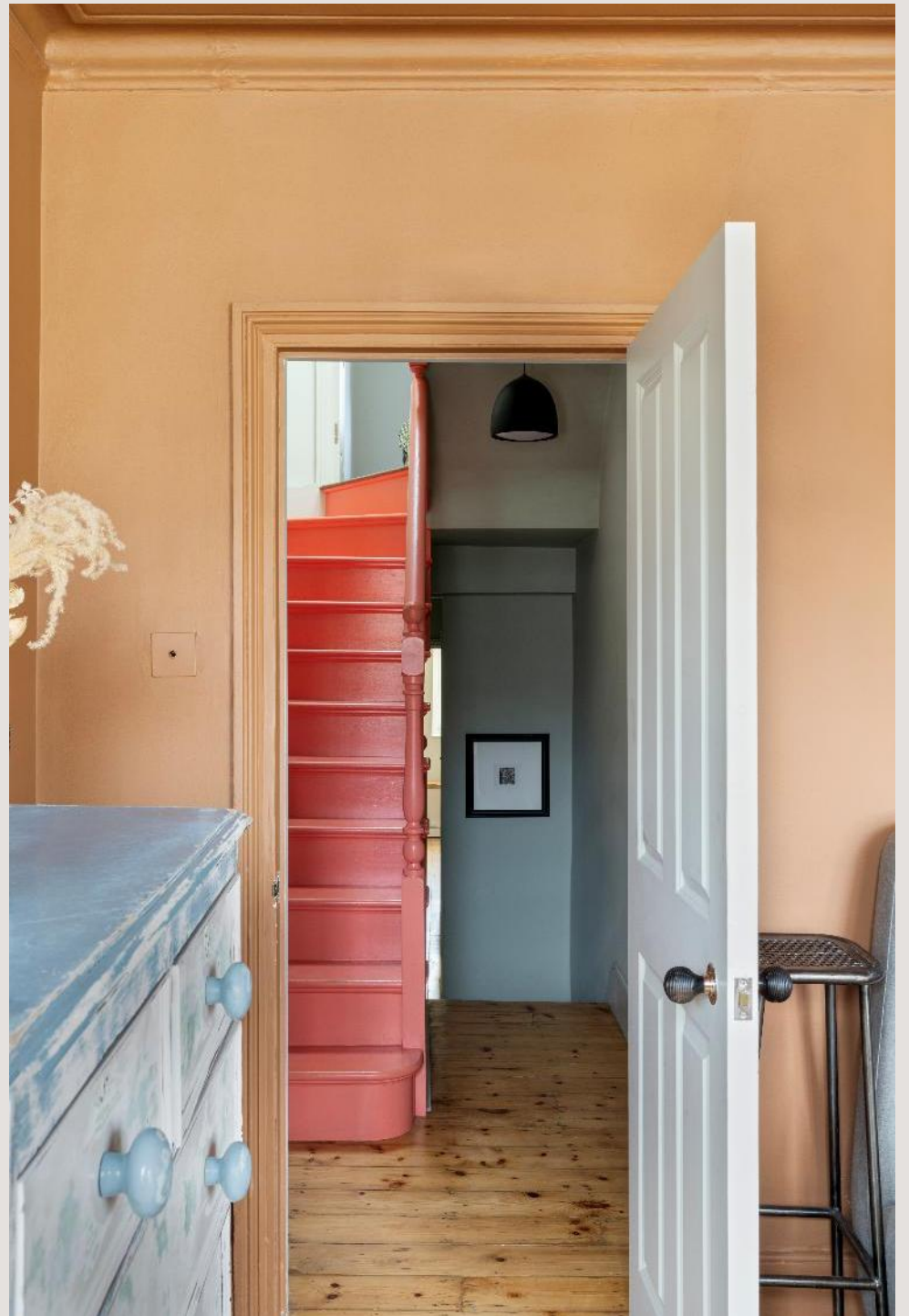










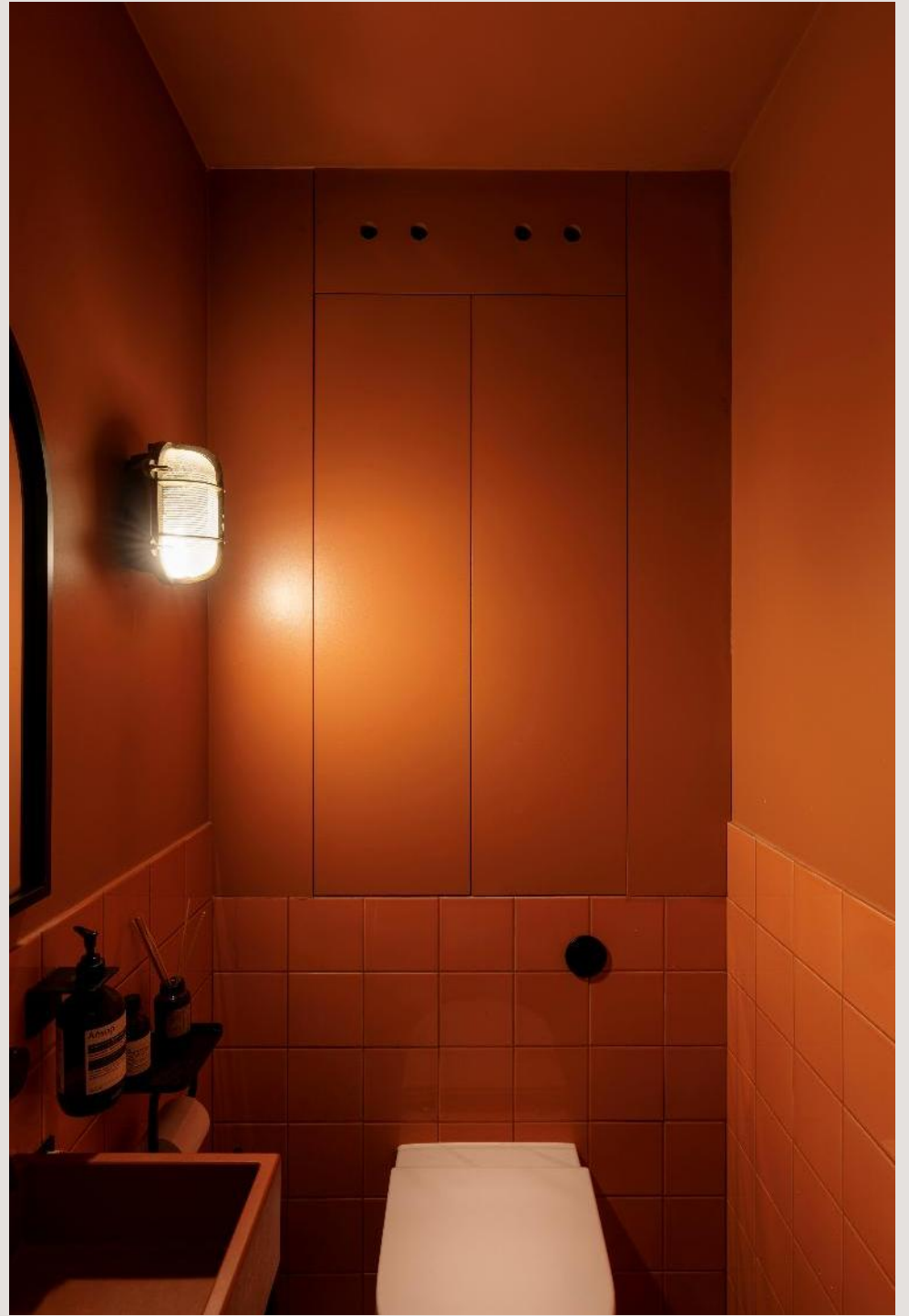
























Roding Road E5

£6,000 per month

COUNCIL TAX BAND D

EPC RATING D

SECURITY DEPOSIT £6,923.07

HOLDING DEPOSIT £1,384.62

- Finished to an exceptional standard throughout
- Five bedrooms
- Loft room
- Two reception rooms
- Bespoke kitchen
- Two bathrooms
- Guest cloakroom
- Beautifully decorated
- Sash windows
- Under floor heating
- South facing gardens
- Available 1st September 2026
- Fully furnished

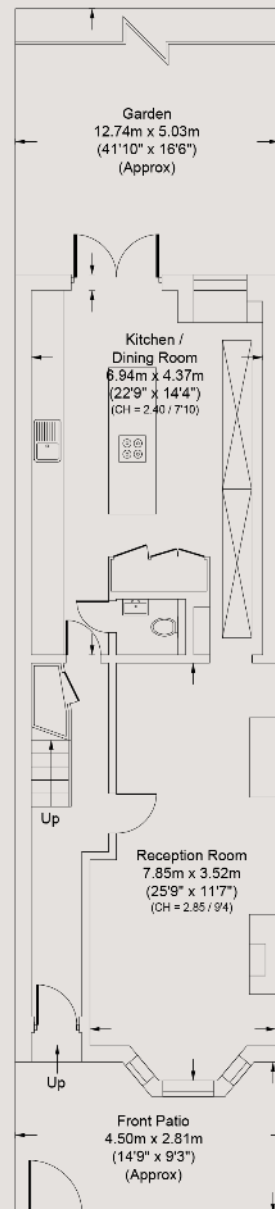
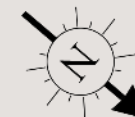
0207 867 3999

hello@storyofhome.co.uk

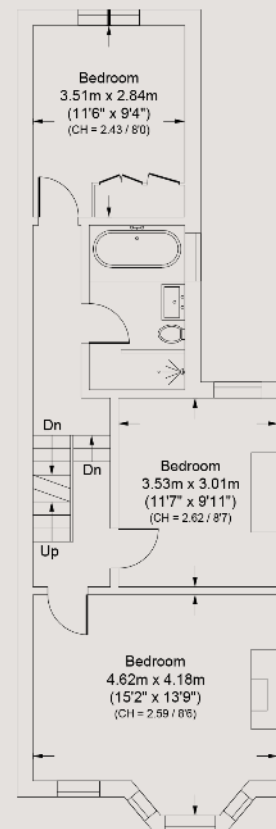
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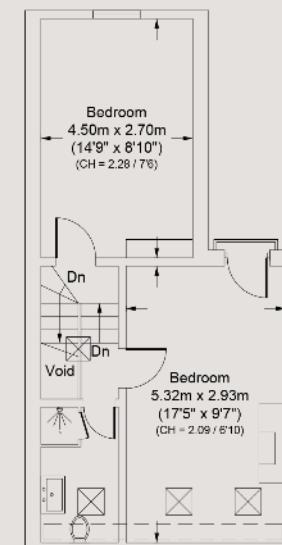
Roding Road, E5



Ground Floor



First Floor



Second Floor

- - - - - = Reduced headroom below 1.5m / 5'0"

Approx Gross Internal Area

1675 Sq Ft - 155.6 Sq M

(Excluding Void)

Limited Use Area

36 Sq Ft - 3.4 Sq M

For Illustration Purposes Only - Not To Scale

Every attempt has been made to ensure the accuracy of this floor plan however measurements are approximate and for illustration purposes only.

Measured in accordance with the RICS code of measuring practice. Not to scale.