Story *of* Home

Beautiful homes, by design



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Soul can
I buy it
back again
later?



> **A raised ground floor apartment spanning two adjoining Victorian townhouses, creating 1,000 sq ft of lateral living in one of Hackney's most sought-after neighbourhoods, with a configuration rarely found in London.**

The layout retains the main entrance and front door of one of the original townhouses, while bringing together the principal rooms of both townhouses to create two generous double bedrooms with fitted wardrobes and a spacious reception room with a bay window.

At the rear, a substantial eat in kitchen opens directly onto the west facing garden, with a range oven, butler sink, integrated dishwasher and washing machine.

High ceilings, tall sash windows and original timber flooring retain the character and proportions of the Victorian home, while a clean, neutral palette gives the apartment a calm, contemporary feel.

The refurbished bathroom features a freestanding bath, adding a simple sense of luxury.

The west facing garden provides a private outdoor space and a natural extension of the living areas, with direct access from the house and a separate side entrance via a gate.







Malvern Road sits close to Broadway Market and London Fields, with its lido, open green space and weekend market.

The surrounding streets are home to some of Hackney's best-known pubs and restaurants, including The Prince George, Prince Arthur and The Spurstowe Arms, while Broadway Market and Wilton Way are lined with independent bakeries, coffee shops, restaurants, galleries and boutiques.

Regent's Canal, Victoria Park and Columbia Road are also within easy reach, while excellent transport links make getting across London straightforward.

With its unusual lateral layout, generous proportions, two double bedrooms and private west facing garden, this is a period home that combines Victorian character with a clean, contemporary feel.

Offered for sale with no onward chain.










1000
Risk
Annabel's


bamford
bamford






Malvern
Road

Malvern Road

E8

£950,000

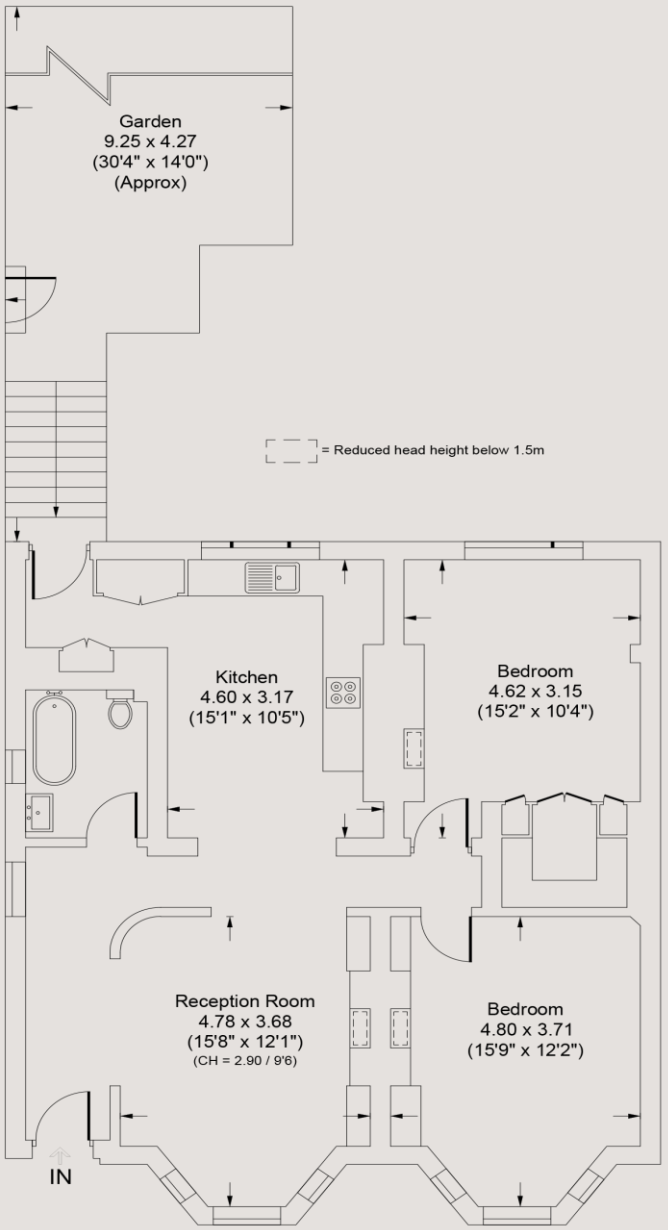
LEASEHOLD APPROXIMITLY 90 YEARS REMAINING
COUNCIL TAX BAND – D
EPC RATING – C

- 1,000 sq ft of lateral living
- Private entrance and front door
- Spans two adjoining Victorian townhouses
- Two large double bedrooms
- Fitted wardrobes
- Large reception room with bay window
- Spacious eat in kitchen
- Direct access to a west facing rear garden
- Original timber flooring throughout
- High ceilings and tall sash windows
- Refurbished bathroom
- Clean, neutral interiors
- Close to London Fields
- Close to Broadway Market
- No onward chain

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Malvern Road, E8



Raised Ground Floor

Approx Gross Internal Area	**1000 Sq Ft - 92.9 Sq M**
Limited Use Area	**15 Sq Ft - 1.4 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.