

Kitchen  
10'0" x 14'6"

Reception  
11'1" x 20'11"

Bathroom  
7'6" x 5'9"

WC

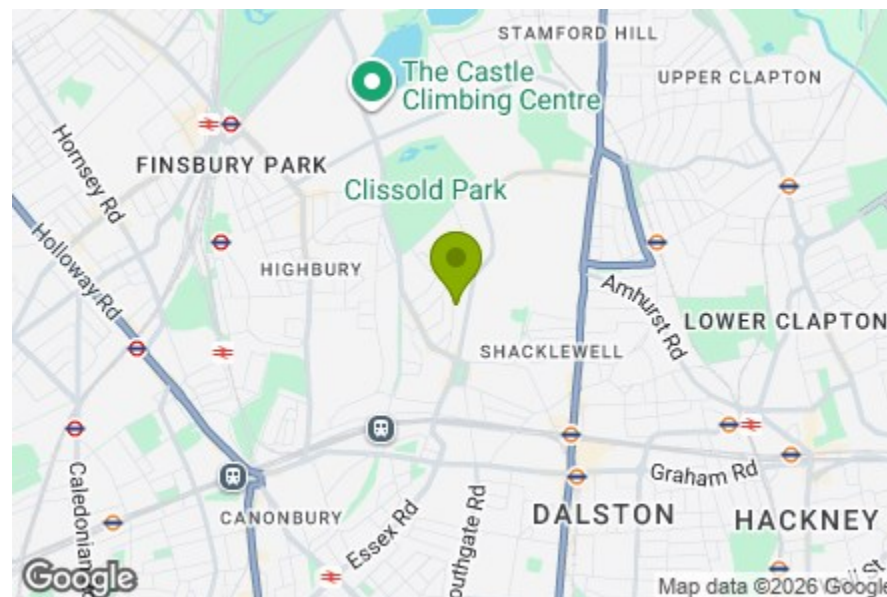
Bedroom  
13'3" x 11'9"

Bedroom  
13'4" x 14'2"

Cellar  
5'9" x 24'11"

Garden  
approx 24'7" x 21'7"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

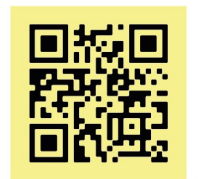


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



## WINSTON ROAD, HACKNEY

### Offers In Excess Of £825,000 Leasehold 2 Bed House



#### Features:

- Two Bedroom Flat
- Victorian Conversion
- Ground Floor
- Private Garden
- Beautifully Presented
- Chain Free
- Over 830 sq.ft
- Cellar

A beautifully presented two bedroom ground floor Victorian conversion with a private garden, cellar and more than 830 square feet of living space, offered chain free in a much-loved pocket of N16.

Behind its timeless brick frontage, the home unfolds with a lovely sense of contrast, balancing retained character with a more contemporary rear living space. The proportions are generous throughout, with two proper double bedrooms, a bright open-plan kitchen and reception to the rear, and a garden that feels like a natural extension of the home in warmer months.

REQUEST A VIEWING  
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**E18 & IG8**  
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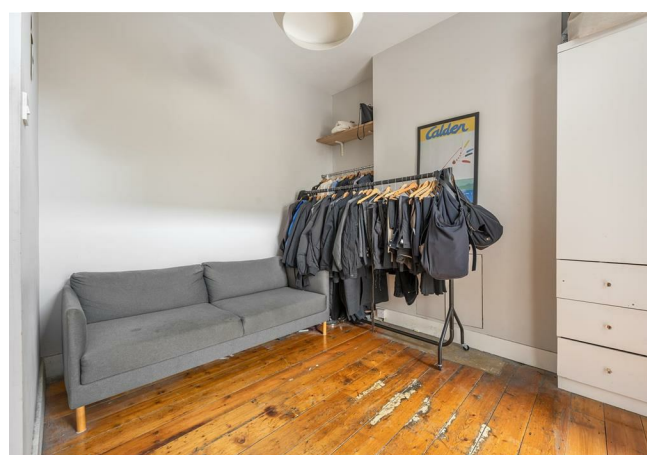
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IF YOU LIVED HERE...

You'd step into a generous hallway that immediately sets the tone, calm, characterful and easy to settle into. At the front, the principal bedroom is especially handsome, with a bay window, original floorboards and a fireplace adding warmth and texture. The second bedroom is also well-sized, making it a flexible room for guests, work or a growing household. Nearby, the bathroom has been kept simple and understated, with a walk-in shower and vintage-style vanity, while a separate WC adds a practical touch to the layout.

To the rear, the home opens into a wonderfully sociable kitchen and reception space, with skylights overhead and broad sliding doors drawing in soft natural light. There's room to cook, dine and unwind without anything feeling crowded, while the garden beyond has been thoughtfully arranged with a decked seating area and a gravelled backdrop framed by mature planting. It's an easy space to imagine coming back to at the end of the day. You've also got the very welcome bonus of a cellar, ideal for storage and

keeping the day-to-day neatly tucked away.

WHAT ELSE?

Ground floor Victorian conversion  
Chain free  
Approx. 833 sq ft of internal space, plus cellar storage  
You're well placed for Clissold Park and Church Street, so leafy walks, independent shops and restaurants are all close at hand  
Local favourites nearby include Jolene, Perilla and No 60 Brasserie  
Canonbury station is within easy reach, with London Overground services on the Mildmay and Windrush lines



A WORD FROM THE OWNERS...

"We loved our time on Winston Road. It's a lovely quiet street but within walking distance of so many great local treats. We walked everywhere - to our favourite local cinema, Clissold Park, swimming pools and anything you can could imagine buying or eating on Kingsland Road."

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