



£1,350,000

Period Terraced House

4 Bedrooms

2 Bathrooms + 1 WC

Circa 1350 sqft

## Balcorne Street, Hackney E9

Set across approximately 1,350 sqft, this beautifully finished four-bedroom period home has been thoughtfully extended and refurbished to combine period character with a clean, contemporary aesthetic.

A smart vestibule opens into a welcoming hallway with a convenient ground-floor WC. The reception has been reconfigured to create a bright, dual-aspect space where a generous bay window draws in light from the front, with wide-plank timber flooring running seamlessly through to the rear, and a wood-burning stove and bespoke dark wood fitted shelving adding warmth and texture to the space.



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The rear extension houses an impressive U-shaped kitchen, defined by sleek two-tone cabinetry with stone worktops, separate freestanding fridge and freezer, integrated dual ovens and space for a dining table. The kitchen has views on to the courtyard style patio garden which is accessed via sliding doors - the outside space is a petite but inviting area with a great feeling of privacy and light, drawing in light throughout the day from its southern exposure.

Upstairs, two generous double bedrooms occupy the first floor, both with fitted wardrobes, soft neutral tones and beautifully restored exposed timber floors. The family bathroom is finished to a high standard, featuring a freestanding bath, separate walk-in shower, and terrazzo-style tile flooring.

The top floor provides valuable additional space, with two further double bedrooms, one of which has the added benefit of an ensuite shower room, skylight and accessible eaves storage.

## Area

Superbly located on the cusp of Victoria Park Village - arguably East London's most desirable neighbourhood. The retail and dining offerings in the village are great with locally loved favourites like Village Organic, Gails bakery, Ginger Pig butchers, The Hawke, and Bottle Apostle bottle shop all on your doorstep. Easthaus favourites, Pophams bakery and Bruno wine bar, are just a couple of minutes' stroll away, as well as Hackney residents favourite The Empress pub and kitchen (an ever-present here since the late 1800s).

Nearby Well Street also offers some great dining options with London Fields and Broadway Market also less than 15 minutes away on foot. There are endless options for pubs, shops, cafes, sports and recreation. St John of Jerusalem Church and gardens, as well as Well Street Common are moments from the property, as well the larger green spaces of London Fields and Victoria Park, which are also all within walking distance. London Fields overground station is within easy reach (circa 0.5 miles), Homerton overground station is also just 07 miles away. There are a number of well-connected bus routes run from surrounding Mare Street, Well Street and Victoria Park Road. Plus, great schools in the neighbourhood include Orchard Primary School, Lauriston Primary School and Mossbourne Academy.

## Details

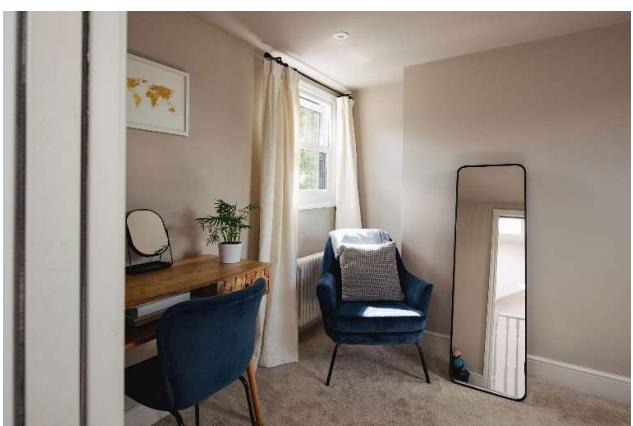
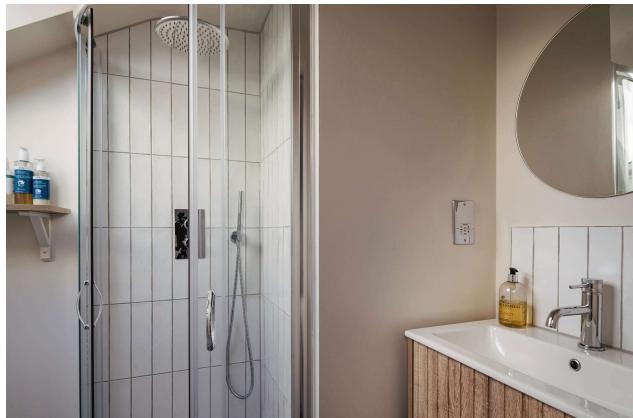
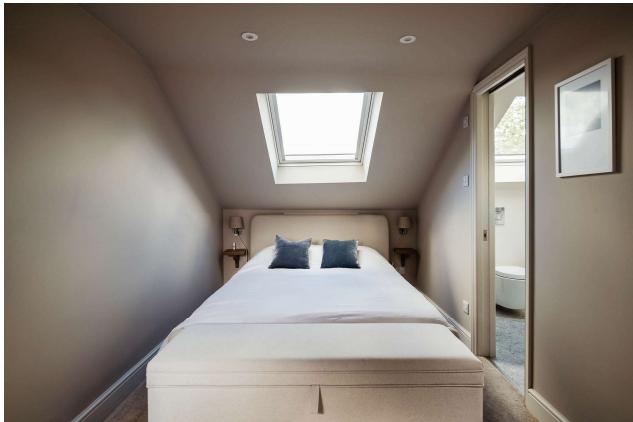
Local Authority: Hackney  
EPC: Band D



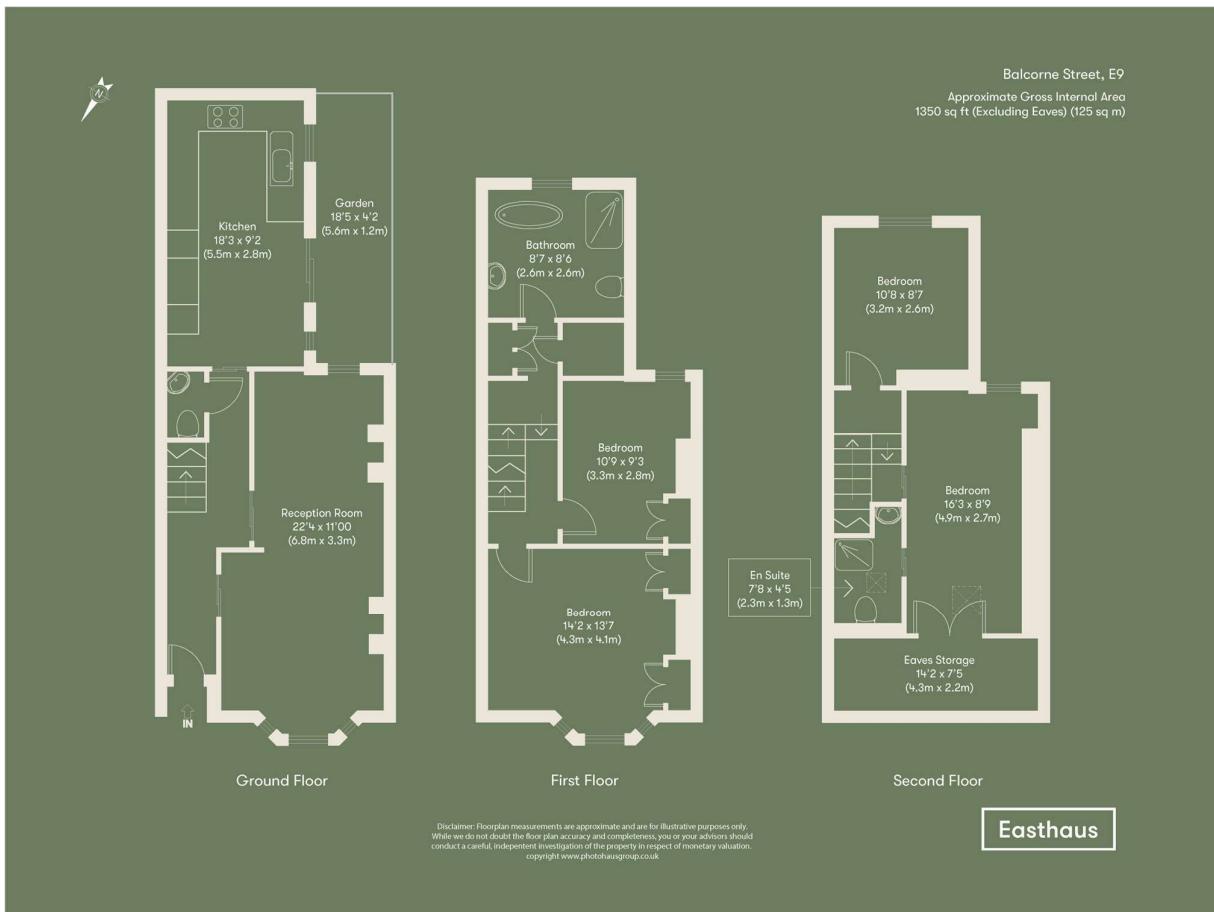
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