



London Borough of Hackney
Mayola
Road E5

GRANT J BATES
PROPERTY

MAYOLA ROAD
LONDON, E5

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— PROPERTY —



A back to brick refurbishment of a four bedroom Victorian home in Clapton totalling near 2,000 sq ft

GJB

Mayola Road, London, E5

Freehold

- Four Bedrooms + Studio
- Near 2,000 sq ft
- Landscaped Garden
- Garden Studio Retreat
- Bespoke Kitchen
- Terrazzo/Tiled Bathrooms
- Chevron Oak Floors
- Exposed Brick Fireplaces
- Timber Sash Windows
- Back-to-Brick Renovation

Description

A back-to-brick renovation of a Victorian house, extending to nearly 2,000 sq ft with a separate garden studio, this four-bedroom home blends restored period character with bold contemporary design.

Behind the handsome brick façade and stained-glass front door, interiors open with terracotta tiles and chevron-laid oak floors complemented by crisp Farrow & Ball tones. Period features have been sensitively retained, including exposed brick fireplaces, deep skirtings, ceiling roses and ornate cornicing, new double-glazed timber sash windows continue throughout.

The ground floor centres on a dramatic kitchen and dining room, where terrazzo flooring and a stone topped island with breakfast bar sit beneath a wall of glazing. Bespoke cabinetry, Smeg appliances, and ABI Interiors brassware complete the space, which flows onto a landscaped garden with cedar fencing, built-in seating, and a fitted studio ideal as an office, gym, or guest suite.

A formal reception and a generous lower-ground family room provide further living and entertaining options, while a guest bedroom completes the lower floors. The other three bedrooms are arranged over the upper levels finished in the same vein with delicate period features and exposed brickwork. The bathroom is design-led, with Ca' Pietra terrazzo, Claybrook mosaics, and a freestanding tub set against handmade Zellige tiles, the terracotta arched shower is a particular delight.

Situation

Set beside an Outstanding school and close to Millfields Park, Chatsworth Road, and Hackney Marshes, the house also benefits from swift City links via Clapton and Hackney Central.

Additional Information

Local Authority: Hackney

Council Tax Band: E

EPC Rating: TBC

Grant J Bates

Director

0207 981 2584

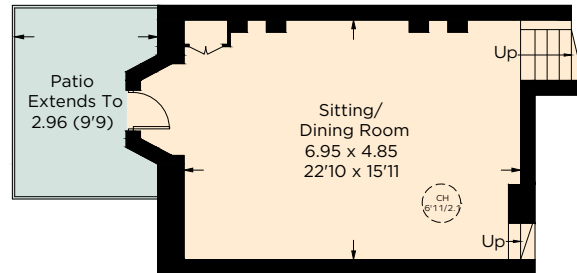
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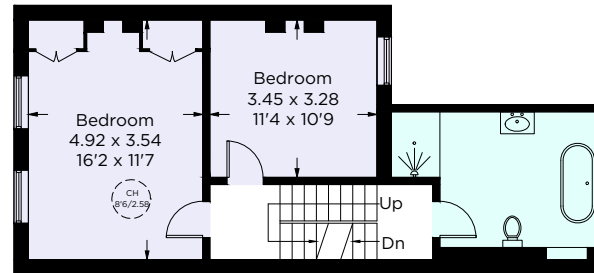




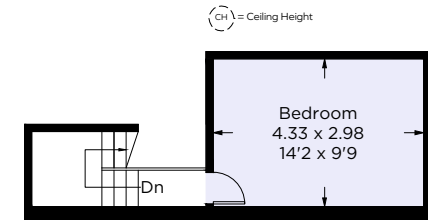




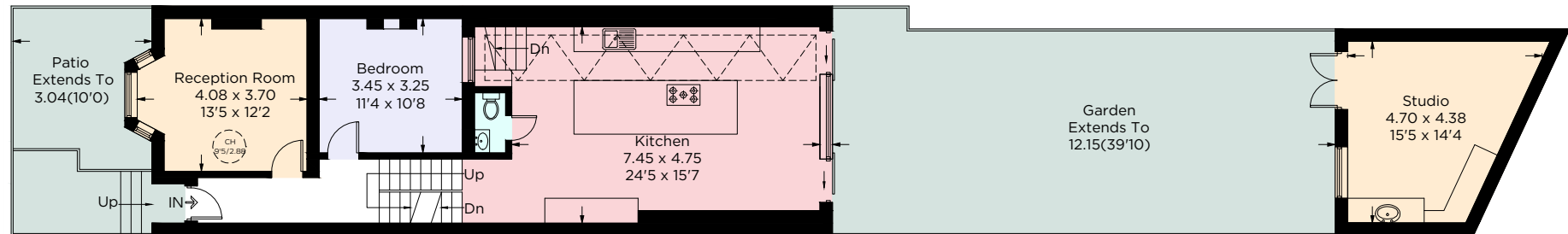
Lower Ground Floor



First Floor



Mezzanine



Ground Floor

Mayola Road

Approximate Gross Internal Area = 181.0 sq m / 1948 sq ft, Studio = 17.3 sq m / 186 sq ft, Total = 198.3 sq m / 2134 sq ft,

Approximate Gross External Area = 78.3 sq m / 843 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.