

Navarino Road,  
Hackney  
E8

**Knight  
Frank**





Striking a balance between the original Victorian architecture and cutting edge contemporary design, this property offers over 4,000 sq ft of accommodation together with a stunning, landscaped rear garden and off street parking for two cars.

There is a wonderful 28' double reception room on the raised ground floor with parquet flooring, two attractive period fireplaces and ornate ceiling cornicing with full height glazed doors leading to an orangery and terrace with a pretty aspect over the garden. To the side is a galleried study and guest cloakroom.

The principal bedroom is on the first floor and opens on to a dressing area with an extensive range of built-in storage and an en-suite bathroom to the rear featuring a free-standing roll-top bath and separate glass enclosed shower cubicle.



Navarino Road is a tree lined residential street close to the green open spaces of London Fields with its Lido, cafe, tennis courts and children's play areas. Shops, bars and restaurants can be found on Broadway Market and the varied amenities of Dalston, Stoke Newington and Islington are within easy reach. London Fields station is 0.4 miles way (Overground) and provides quick and easy access to the City via Shoreditch High Street and to Canary Wharf via Canada Water.



There are two further bedrooms on the second floor together with a family bathroom. The loft has been converted to provide a bright, airy bedroom with a built-in bed and fitted storage. Stairs lead down to sitting area tucked away at the back of the house.

Of particular note is the kitchen, dining and entertaining space on the lower ground floor which includes a dramatic glazed atrium to the rear of the house, with double height ceilings and a full height wall of glass adding volume to the space and flooding the room with natural light. There is a sleek, contemporary kitchen, ample dining space and sliding glazed doors leading to the garden.

There is a further en-suite bedroom on this floor, ideal for guests, together with a separate cloakroom, media room and utility.

To the rear of the house is a lush, green 57' landscaped garden with a separate garden studio with a kitchenette and adjacent wet room, ideal for home working, as a children's play room or for use as a gym.





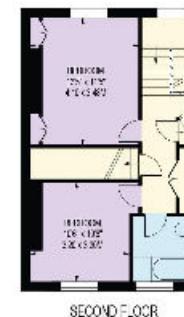
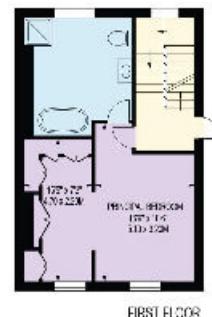
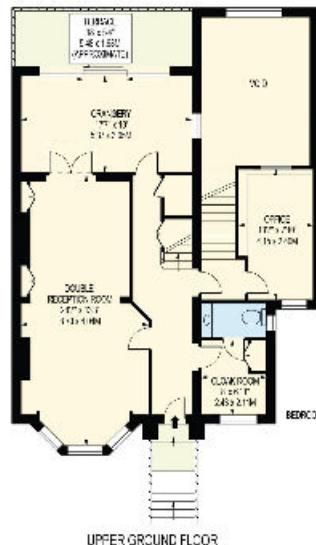


## NAVARINO ROAD

### Approximate Gross Internal Floor Area

379.55 sq m/4,085 sq ft

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**I would be delighted to tell you more.**

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Particulars dated [June 2021]. Photographs and videos dated [June 2021].

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