

AUCOOT



ADDRESS

Brooke Road, Hackney, East London, E5

PRICE

£2,000,000

DESIGNER

INFORMATION

Commanding a striking presence on its street, this unusually wide Victorian townhouse pairs bold historic charm with a confident, design-led aesthetic. Thoughtfully renovated over time, the house delicately unfolds across four, wonderfully crafted floors.

Entry is via the raised ground floor, where a welcoming hallway sets a considered tone. The double reception room establishes a sense of grandeur - in the front living space, your eyes are drawn to an open marble fireplace with its detailed surround that brings a sense of warmth and intimacy, softening the generous proportions of the room. Ornate cornicing traces the perimeter of the room, while a deep bay window draws in calming, natural light.

The garden-facing reception room has been thoughtfully composed as a calm, inviting space to unwind. Panelled walls frame carefully selected pieces of art, while a second marble fireplace anchors the room and draws the eye. Large double-glazed windows overlook the peaceful, south-facing rear garden, bringing in soft natural light throughout the day.

Underfoot, recently installed chevron flooring in a dark tone runs through both rooms, adding depth and quiet sophistication. For added practicality, soundproofing has been discreetly integrated beneath the floors. A useful W.C. and cloakroom complete this impressive level.

Descending downstairs, you're met with an inviting open-plan kitchen, dining, and living area that for this family is the social heart of the home. At the front, a classic deep-navy Shaker-style kitchen features an island, creating a natural gathering point. To the rear, the living area is bathed in light, with double French doors opening out to the South-facing garden. Discreetly tucked away, a separate utility room provides valuable storage, ensuring the main living areas remain calm and clutter-free. Beyond, a generously sized, landscaped south-facing garden unfolds - decking at both the front and rear has been thoughtfully designed to maximise sunlight throughout the day while mature planting with structured borders and a well-kept open lawn complete the design.

The first floor is home to the principal bedroom, a calm and elevated retreat. Finished in Bauwerk "Mykonos" limewash paint, the space is rich in texture, offering a soft, natural backdrop. The en suite bathroom pairs elegance with a sense of material richness. A striking malachite-effect wall sets the tone, complemented by a dual sink set within a light marble worktop. Dark stone tiles define the walk-in shower, while soft lighting adds a warm, atmospheric finish. Next door, a generously sized bedroom features floor-to-ceiling built-in wardrobes flanking the original fireplace (currently concealed), offering both symmetry and ample storage.

The top floor echoes the proportions and flow of the level below, comprising two well-

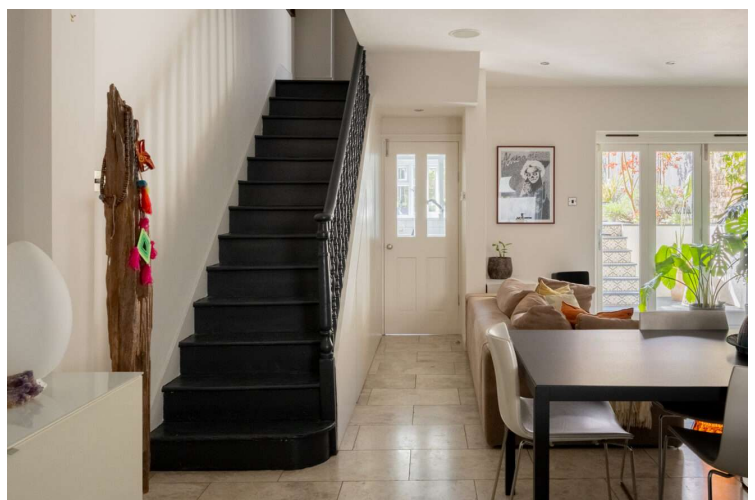


sized bedrooms and a well positioned bathroom that serves this floor, all with excellent ceiling height. The rear bedroom continues the considered palette, finished in Bauwerk's "Cleanse" limewash, a subtle, earthy texture that brings a calm, modern mood to the space.

A fully boarded loft space allows for additional storage. There's also the potential to convert it into a second principal bedroom with en suite, subject to the necessary permissions.

EPC

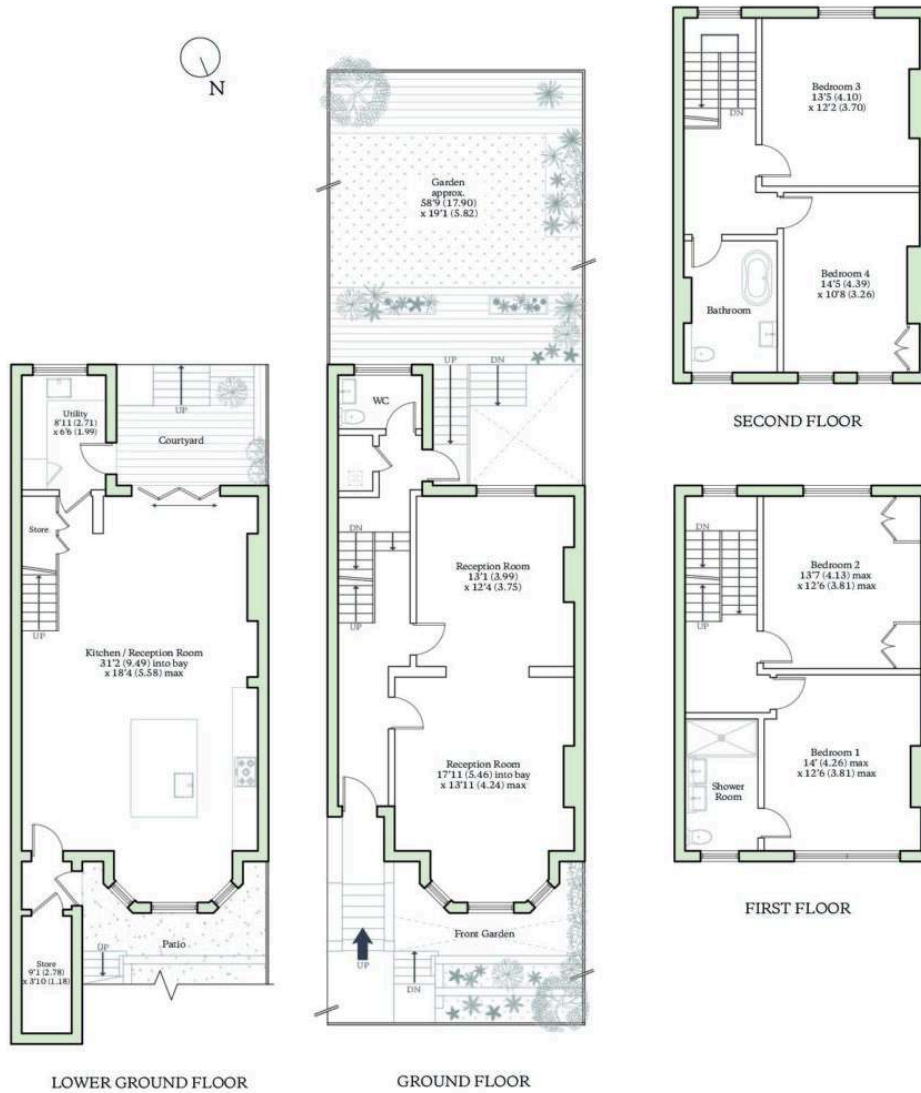
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BROOKE ROAD, LONDON, E5

Approximate Internal Area = 2245 sq ft / 208.5 sq m

For identification only - Not to scale



AUCOOT
RICS Property Measurements Standard