



For memories made  
and memories to come.

---

## Cavendish Mansions, Hackney E5

---

- ◆ Two-bedroom Victorian flat
- ◆ High ceilings & period features
- ◆ Stylish new kitchen & bathroom
- ◆ Original floorboards
- ◆ Timber sash windows
- ◆ Leafy views over Clapton Square
- ◆ Moments from the Narroway
- ◆ Close to Hackney Downs Park
- ◆ Great transport links

A haven in the heart of Hackney, surrounded by green spaces and fantastic amenities, this spacious, light-filled two-bedroom flat features high ceilings, period details and leafy views of peaceful Clapton Square.

Over the last few years, the current owners have undertaken a full interior refresh – rewiring (adding brushed chrome switches and sockets), replastering and redecorating throughout, and fitting a new kitchen and bathroom. At the same time, beautiful original details such as timber floorboards, tall sash windows, and stripped four-panelled internal doors with tactile brass

knobs have all been retained for a lovely traditional-meets-modern feel.

Set on the ground floor, the property forms part of a handsome purpose-built Victorian apartment building with a traditional brick frontage and arched timber sashes. From the street, stone steps rise to a wide part-glazed door, which opens to a communal hallway, where you'll find your private front door on the right.

### STEP INSIDE

A warm, considered colour palette has been used across the flat, beginning in the hallway, where terracotta-painted walls tone with sanded original floorboards. There's a useful cupboard for coat storage and more, while stripped timber four-panelled doors with overhead transoms lead to each room.

*“Terracotta-painted walls  
tone with sanded original  
floorboards.”*

---

*“White walls are bathed in south-facing light from a pair of tall sash windows, enjoying pretty views of the trees in the square outside.”*

The floorboards flow into the living room ahead. Here, white walls are bathed in south-facing light from a pair of tall sash windows (fitted with timber Venetian blinds), enjoying pretty views of the trees in the square outside. Bespoke shelves fill one alcove, and there's also a radiator and a candelabra-style fitting.

The white walls and floorboards repeat in the large adjacent primary bedroom. Also south-facing, it shares a similar picturesque outlook, through a fabulous wide bay with

sash windows, fitted with Venetian blinds to match those in the living room. A pair of inbuilt full-height double wardrobes with shaker-style doors provides ample storage, while other details include a radiator and a ribbon-style central pendant.

You'll find the second bedroom to the left of the living room. Another good-sized double, with a rear-facing sash (fitted with a neutral roller blind), white walls and original floorboards, this flexible space is currently used as a home office and guest room. It includes a radiator, pendant light fitting, and custom-made adjustable sleeper-style shelves in one alcove.

Renovated just last year, the kitchen pairs pale oak-effect modern cabinetry with matt-black handles and a white quartz worktop. Glossy ochre splashback tiles

from Spain add a pop of sunny colour, while the two-seater island breakfast bar has a terracotta-tiled tabletop. Design-led details are evident throughout, including reeded glass-fronted upper cabinet doors, Tamarisk terrazzo-style floor tiles by Claybrook Studio, and a stylish steel butler-style sink with chrome tap, framed by the rear-facing sash window.

Appliances include a steel Rangemaster oven with Bosch overhead extractor, a Lamona integrated microwave, a dishwasher and a Bosch washing machine. There is space for a freestanding fridge/freezer and the boiler is also discreetly housed here.

The bathroom was newly fitted in 2023. Dramatic deep blue-green glossy elongated wall tiles provide the backdrop

to a luxurious freestanding claw-footed bath with telephone taps and a separate rainfall shower with a black-framed sliding glass screen. Lit by a tall sash window, the countertop basin with Belgravia-style taps is mounted on a walnut-toned storage vanity, while a vintage-look close-coupled loo completes the suite. White and black octagon mosaic floor tiles, a column-style radiator, and a pair of elegant fluted glass wall lights add the finishing touches to the traditional-with-a-twist scheme.

*“Dramatic deep blue-green glossy elongated wall tiles provide the backdrop to a luxurious freestanding claw-footed bath.”*

## Living room







Living room



## Bedroom





## Kitchen



## Kitchen







Bathroom





Hall



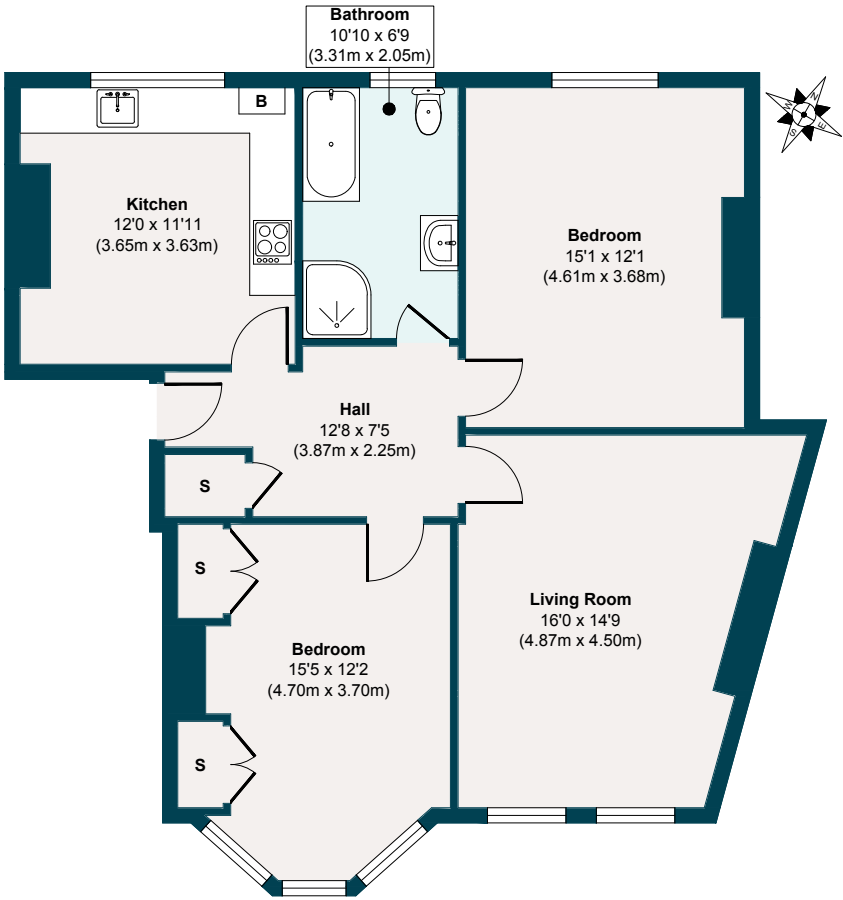
Bedroom



Frontage



Cavendish Mansions, Hackney E5



APPROXIMATE FLOOR AREA

Ground Floor  
879 SQ. FT (81.74 SQ. M)

Illustration for identification purposes only, measurements are approximate, not to scale.



## The neighbourhood

### GETTING AROUND

Ideally located for the buzz of the East End, Hackney Central on the London Overground is around a ten-minute walk, connecting you to the Victoria line in one direction and the many transport options at Stratford.

Hackney Downs station is an 11-minute stroll (whizzing you to Liverpool Street in under ten minutes), while Homerton and London Fields stations are both 20 minutes on foot. Good local bus routes also run to Mile End, Canary Wharf and Dalston Central.

If you're driving, the A12 provides a fast escape to the north via the M11, while those who prefer a more leisurely pace can take

*“The current owners particularly recommend Narrow Kitchen, Bread Today (a minute away), Moka Pot, Mambow, and My Neighbour the Dumplings for (as the name suggests), delicious dumplings.”*

advantage of dedicated electric bike stands throughout the area.

### IN THE NEIGHBOURHOOD

Clapton Square is ideally located for the buzz and amenities of Narrowway, Well Street, Chatsworth Road, Victoria Park Village, Mare Street Market, and even Broadway Market, with its wealth of eateries, including sushi, noodles, tapas, and pasta.

The current owners particularly recommend Narrow Kitchen, Bread Today (a minute away), Moka Pot, Mambow, and My Neighbour the Dumplings for (as the name suggests), delicious dumplings.

Other local sellers often recommend The Spurstowe Arms, Shankeys Irish-Indian fusion restaurant, Bambi (a music-led wine bar and restaurant), Bruno bottle shop and wine bar, Wilton Way Deli, and Pophams artisan bakery and café for great sourdough bread and croissants.

Also worth a mention are Hash E8 for brunch; Elliot's restaurant, bar and natural wine store; Sune on Broadway Market for European small plates and delicious



wine with a great atmosphere; and Roman Road, with its fantastic coffee shops and market. Looking for nightlife? MOTH Club, Night Tales and Oslo are within a ten-minute walk – freshen up the next day with Hackney's best breakfast at Mess Café.

You're also well catered for parks and green spaces, with Hackney Downs Park reachable in under ten minutes, and London Fields, Well Street Common, Victoria Park and the wide expanse of

Hackney Marshes all a short walk away. There's a plethora of local gyms to choose from, including Blok Clapton, plus you're close enough to enjoy the facilities of the Olympic Park for sports and walks.

### SCHOOLS

Schools in the area rated 'Outstanding' by Ofsted include Morningside Primary (10 minutes' walk), St John and St James' School (9 mins), and the popular Mossbourne Academy in Victoria Park (8 mins).



## A note from the owners

*“The house has great reflected light in the daytime, and in the spring and summer, the greenery growing out front is beautiful. We also love the location – there are loads of brilliant cafés and lovely pubs nearby, and it’s just a short walk to London Fields, Hackney Downs and Victoria Park.”*





EELEVEN

Design-conscious estate agency.

[eeleven.co.uk](https://eeleven.co.uk) | 020 8539 9544