The Bespoke Agent™



Richmond Road E8

3 Bed 2 Bath
1788 sqft (approx.)

Occupying a handsome Victorian house on Richmond Road, moments from London Fields, this beautifully reworked home extends to approximately 1,788 sqft across four floors, with two/three bedrooms, a dressing room, two bathrooms, a private terrace and a garden approaching 50 ft.

- Victorian Townhouse
- Large garden and balcony
- Recent refurbishment

020 7993 6553 info@thebespokeagent.co.uk thebespokeagent.co.uk

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Designed by its owners, an artist and filmmaker, the renovation combines the original character of the house with a considered contemporary approach. Handmade timber wall panelling, original pitch-pine floorboards and Victorian detailing sit alongside charcoal-black oak parquet, clean architectural lines and a restrained palette of materials.

At raised-ground level, the original layout has been opened up to create an impressive kitchen, dining and living space extending to over 32 ft. Bespoke stainless-steel and walnut cabinetry is paired with Carrara marble worktops and shelving, alongside Bertazzoni appliances and a Quooker tap. A substantial marble-topped island sits at the centre of the room.

Upstairs, a separate sitting room, study or bedroom opens onto a private terrace overlooking the garden, alongside a generous double bedroom and bathroom. Occupying the top floor, the principal bedroom is accompanied by a large dressing room and beautifully finished bathroom with Carrara marble, a traditional freestanding bath and fittings by Aston Matthews.



A separate laundry room with integrated appliances and a WC occupies the lower-ground floor, providing useful additional space away from the main living areas.

Underfloor heating runs throughout the house, supported by a new air-source heat pump, while smart-home controls have also been integrated. Outside, the rear garden extends to approximately 50 ft with useful side access.

Richmond Road sits at the heart of London Fields, moments from the park, lido and tennis courts. Broadway Market, Wilton Way and Hackney Central are all within easy reach, alongside Pophams, E5 Bakehouse, Lardo and Café Cecilia. London Fields Overground station is approximately a five-minute walk away.

For families, several schools are within close proximity, including Gayhurst Community School, London Fields Primary School and Queensbridge Primary School, with Mossbourne Community Academy Haggerston School also within easy reach.

Available From: Friday 18th December 2026
Furnishing: Part Furnished or Unfurnished – Open for discussion
Parking: On-street via permit
Local Authority: Hackney Council
Council Tax Band: G

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Approximate Gross Internal Area
Lower Ground Floor =155 sq ft / 14.4 sq m
Raised Ground Floor = 651 sq ft / 60.5 sq m
First Floor = 493 sq ft / 45.8 sq m
Second Floor = 489 sq ft / 45.4 sq m
Total = 1788 sq ft / 166.1 sq m

N



Lower Ground Floor | Raised Ground Floor | Second Floor | First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1331063)