



LOVE LIVING

HACKNEY



36 Mount Pleasant Lane, Hackney, E5 9DN

£1,175,000



4



1



3



D



£1,175,000

36 Mount Pleasant Lane

Hackney, E5 9DN

- Edwardian House
- Period features
- Potential to extend
- Excellent transport links
- Four double bedrooms
- Chain free
- Close to green space

The Home -

This elegant four double bedroom Edwardian home is arranged over three floors and also offers the potential to enlarge the footprint by extending into the loft, to the side and also the basement (subject to the usual planning consents) Blessed with many original features, a carefully considered interior and a beautiful garden, the house is located within minutes of numerous green spaces and nature, with Clapton overground station a couple of minutes walk away offering very easy access to the city.



The Indoors

The front door is painted in Farrow and Ball and opens into the entrance hall, here we have a clever combination of the original period wallpaper and Farrow and Ball paint, with the restored original Oak floorboards underfoot. On the right is the main reception room which also has the original/restored Oak floorboards and a large bay window to the front, a fully functional period fireplace with marble surround, the cornicing in this room is exquisite and complimented by the original ceiling rose. The main reception room opens into the dining room which has another original period fireplace with marble surround, Oak floorboards and original doors that open into a gloriously bright reading room.

As you descend down into the Kitchen diner there is access to the basement on your left, ideal for extra storage and offering potential to excavate and add more living space (subject to the usual planning consents) The kitchen is well stocked with cabinets, work surfaces and a gas hob and oven. There is plenty of room for a dining table and this room has a real sense of family living about it. The door to the rear garden is on the right and here there is further scope here to extend the kitchen out to the side with a glass roof (subject to planning)

Ascending the original staircase and banisters up onto the first floor, we find the master bedroom. A fantastically bright room thanks to two South facing windows, this room is the full width of the house and has original Oak floorboards, a feature fireplace and shutters that were installed in 2020, the wallpaper is from House of Hackney. Next to the master is the second bedroom, a great sized double bedroom with another feature fireplace and original Oak floorboards. The family bathroom is also on this floor, it has a separate shower and bath and Moroccan ceramic tiles underfoot. The third bedroom to the rear of the house is a good sized double, it has more of the original Oak floorboards and it makes a perfect study. Up on the second floor we find the fourth double bedroom which has a large bespoke fitted wardrobe. Just outside this room is a separate W.C.

The Outdoors





The private and landscaped garden has scope to extend the house to the side (subject to planning) a lovely blossom tree and a mural painted by a local artist. In the front garden there is a secure Bike shed.

Loving The Location

The immediate area has a fantastic offering of places to eat and drink, notably, The Royal Sovereign pub which is famous for its Pizzas and all round good vibe, the Crooked Billet which has a fantastic garden area in the summer months. A two minute walk away is a 24/hr health and general food shop - World Foods, that includes an on-site butchers. Sodo pizza, and a great coffee shop Mosaic is also a 2 minute walk away. Tesco and pharmacy is a 5 minute walk. P. Franco, Charles Artisan Bread and My Neighbours The Dumplings on nearby Lower Clapton Road. A short walk to the west is Stoke Newington with all it has to offer. The weekly food market on Chatsworth Road is easily reached in around 15 minutes by foot and Hackney Picture House, London Fields Lido and the Grade-II* listed St John at Hackney, an 18th-century chapel and live music venue, are also nearby.

For green open space, just a short walk away is Millfields Park, Hackney Downs Park, Clissold Park, Springfield Park, Markfield Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush green belt 10 minutes on foot and is perfect for a dog walk, summer picnics, and even a visit to see the horses that live there year round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping forest with 20-30 mins.

For transport, Clapton station is a 4 minute walk away and you can be in Liverpool Street in 12 minutes. There are also plenty of good bus connections nearby offering routes to the city and West End.

Directions





Floor Plans



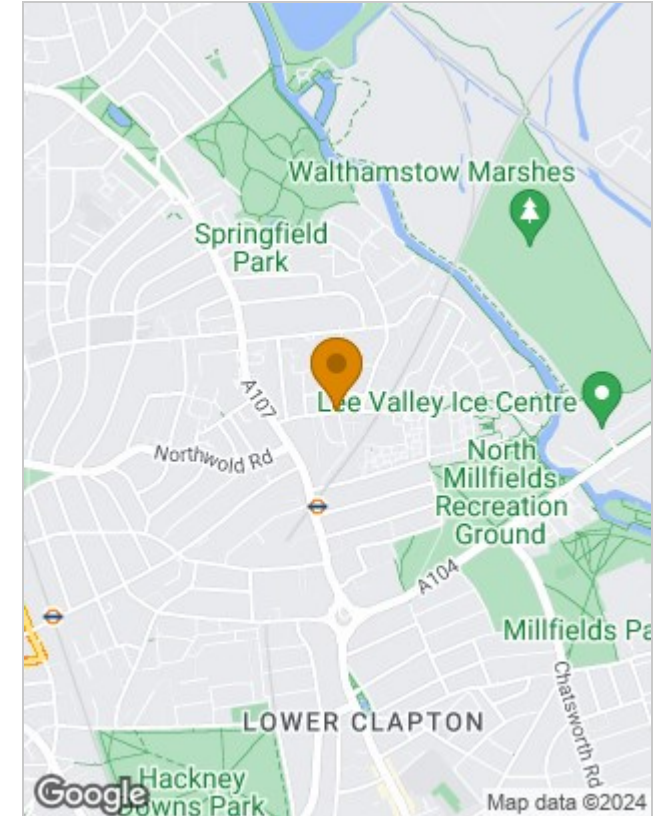
Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Studio 74, 38-40 The Oval, London, E2 9DT
 Tel: 0203 005 2600 Email: hello@loveliving.uk <https://www.loveliving.uk>

Location Map



Energy Performance Graph

