



LOVE LIVING
HACKNEY



98 Glenarm Road, Hackney, E5 0NA

Guide price £1,550,000



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Guide price £1,550,000

98 Glenarm Road

Hackney, E5 0NA

- End of terrace
- Over 1,900 square feet
- Four storey
- Underfloor heating throughout
- Close to Chatsworth Road
- South facing garden
- Original features
- Engineered solid Oak floors

Guide Price £1,550,000 - £1,600,000

The Home -

Located on the end of terrace in the ever popular Glenarm Road, this four bedroom, four storey Victorian home has been thoughtfully renovated by the current owners. The loft has been converted and the basement excavated to create a spacious family home that spans over 1,900 square feet. Glenarm Road is positioned perfectly to enjoy the numerous cafes, shops and restaurants that Chatsworth Road has to offer, the Green spaces of Millfields Park are a short walk away and Hackney Central overground is just one of the many transport options offering swift access to the city.



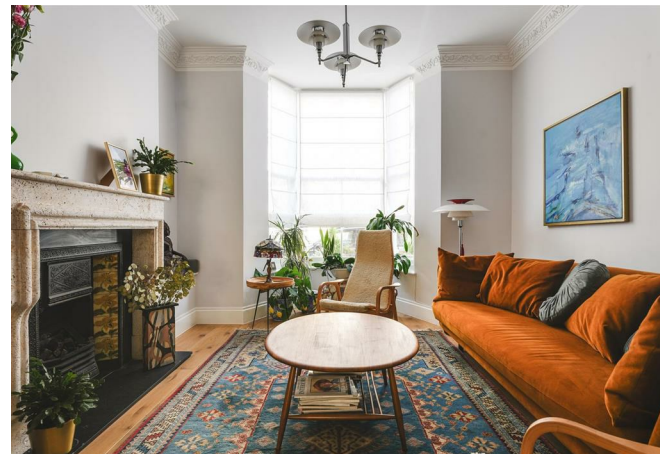
The Indoors

Entering via a restored stained glass front door, the entrance hall has engineered solid Oak floors underfoot. The main living room has been opened up and is a welcoming space that has a feature fireplace with a reclaimed Italian mantle piece, there is a double glazed, wooden sash window to the front and engineered solid Oak floors underfoot. The open plan kitchen/dining room has been designed with much thought given to space and light. The engineered solid Oak floors continues, there are sliding doors opening out onto the lush, south facing garden. Glazing has been added to the extended area which floods the room with natural light, a built in gas fire has been cleverly incorporated into the wall, the kitchen is well equipped with cupboard space, work tops, Italian tiled splashback, a double electric 'Steel' oven and gas hob which includes a hot plate. There is an LG 'Thin Q' fridge/freezer with ice maker and a built in dishwasher. Before you descend down into the basement there is a W.C. with a hand basin and mirrored cupboard. The lower ground floor level has two rooms that have been opened up, with the front section used as a guest bedroom that has a double glazed bay window to the front and fitted wardrobes for storage. The second half of the lower ground floor is a great storage room. This whole lower round floor area would make a perfect cinema/games room.

As you ascend the hardwood/pine staircase to the first floor we find the main bedroom, this is a wonderfully bright and spacious room with two double glazed sash windows, engineered solid Oak floors underfoot, another built in gas fire, a dressing area with built in wardrobes and an en-suite bathroom, the bathroom has a walk in shower, bath, hand basin, W.C. and a double glazed sash window. The other bedroom on this floor is a good sized double, it has a south facing double glazed sash window and built in wardrobes. This bedroom also has an en-suite bathroom with a walk in shower, hand basin, sash window and W.C. Up on the second floor we have the converted loft room, this is a dual aspect bedroom that has south facing french-style doors to the rear and more french doors leading to a private terrace with views to the front. There is another full en-suite bathroom off this bedroom that comprises of a bath, hand basin, window and W.C.

The Outdoors

The south facing garden receives all day sun and is mainly paved and plentifully stocked with flower beds. There is a decked patio area that flows out from the kitchen/diner. On the second floor there is a private terrace with views to the front. The front garden on the ground floor has a bin storage area and could be used for a bike storage unit.





Loving The Location

Glenarm Road is located in one of Lower Clapton's most desired areas, a short walk from Millfields Park and Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes, offers many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 56. The high welfare Morgans Butchery, Stone Bros is excellent for coffee, and there is a weekly food market on Sundays. Restaurants such as Uchi, My Neighbours The Dumplings and Lucky & Joy, in addition to the legendary wine bar P. Franco are all nearby in Lower Clapton. The Elderfield is a classic local favourite pub. The Castle Cinema, is independently crowdfunded and screens features, as well as classic and contemporary art-house films. Blok gym is a few minutes walk away.

For green open space, just a short walk away is Millfields Park, Hackney Downs Park, Clissold Park, Springfield 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 minutes.

Homerton and Hackney Central offer lines to Stratford and, Highbury & Islington. Plus Clapton overground and Hackney Downs, which offer direct lines to Liverpool Street in under ten minutes. .

Directions





Floor Plans



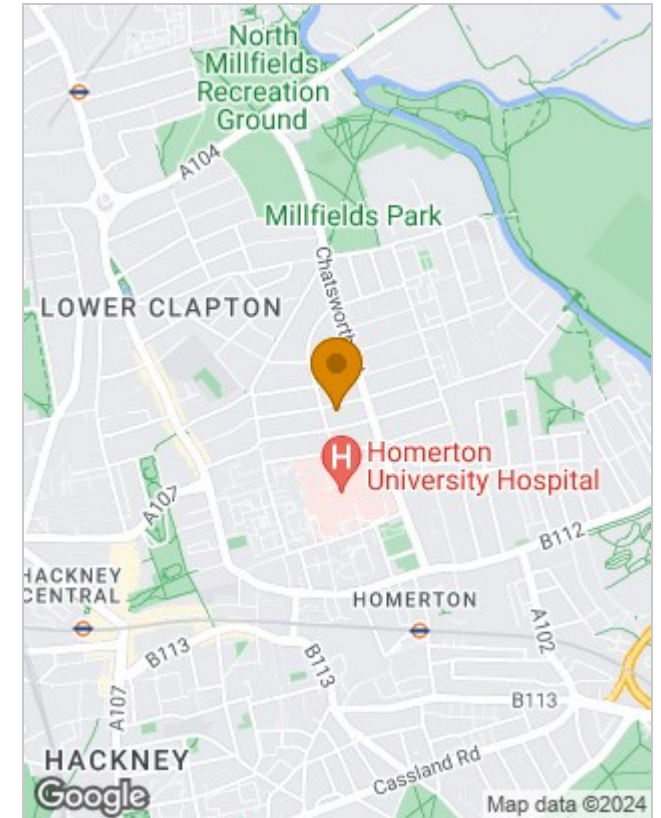
Viewing

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.

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Location Map



Energy Performance Graph

