



LOVE LIVING
HACKNEY



27 Tolsford Road, Clapton, E5 8HH

£425,000



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1





£425,000

27 Tolsford Road

Clapton, E5 8HH

- Arranged over two floors
- Ideal for first time buyer
- Central Hackney location
- No onward chain
- Moments from Hackney Central and Hackney Downs Stations
- 818sqft of living accommodation

The Home -

This two bedroom maisonette is arranged on the upper levels of this purpose built block located moments away from Hackney Central. The apartment spans an impressive 818sqft of living accommodation and offers a buyer the opportunity to put their own stamp on it. Located moments away from an eclectic mix of eateries and nightlife with excellent transport links close by providing swift access into the City and West End.



The Indoors

The building offers a secure entry system which must be used twice to gain access to the apartment situated on the second floor. The internal hallways and corridors of the building have undergone redecoration in recent years and are well maintained. As you enter the apartment via the double glazed front door, you are greeted with a spacious entrance hall opening to the open plan lounge/kitchen area with excellent space for living, dining and entertaining. The kitchen is fitted with wooden cabinetry and doors with a tiled splashback. As you ascend to the first floor, the landing has doors leading to the main bedroom with large windows and double glazed door that opens to a south facing balcony bathed in afternoon sun. The second bedroom is arranged at the opposite end of the plan and benefits from excellent morning light with the family bathroom and separate W/C nestled perfectly between both bedrooms.

The Outdoors

The South facing balcony is located off the main bedroom is a perfect spot to relax and bath in the afternoon sun.

Loving The Location



Tolsford Road is located moments from Hackney Downs Park which has tennis and Basketball courts. Chatsworth Road, which runs north from Homerton to Millfields 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 moments away in Lower Clapton. The Star 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.

The closest stations are Hackney Central overground which offers lines to Stratford and, Highbury & Islington. Hackney Downs and nearby Clapton station offers direct lines to Liverpool Street in under ten minutes.

Directions

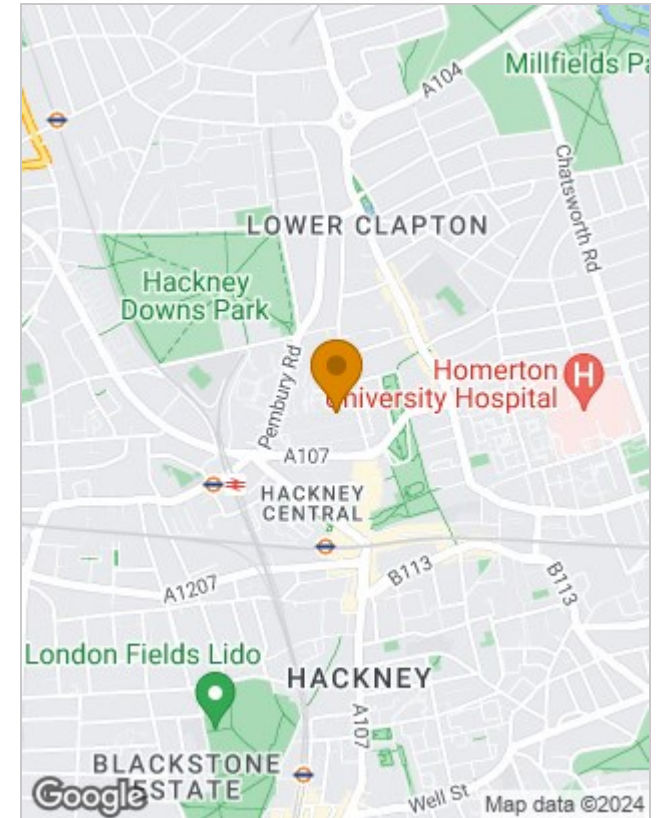




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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