



LOVE LIVING
HACKNEY



5 Grasmere House Howard Road, Hackney, N16 8PP

Guide price £475,000



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5 Grasmere House Howard Road

Hackney, N16 8PP

- Engineered wooden flooring underfoot
- Recently modernised kitchen
- New boiler installed within the last 3 years
- Balcony
- Communal gardens
- Much thought given to light and space

Guide Price: £475,000 - £500,000.

Situated on a quiet street leading from Newington Green, this charming and peaceful, three bedroom home enjoys tranquility whilst still being close to the action. Positioned on the top floor with over 763 square foot of living accommodation, dual aspect windows flank the entirety of the apartment with much thought given to light and space. A South facing communal garden is situated at the rear perfect for entertaining and alfresco dining. Sitting just South of Clissold Park, the apartment is well-placed to enjoy all that Stoke Newington and Newington Green has to offer.



The Indoors

Entering via the front door you are greeted with a welcoming hallway that divides the apartment wonderfully and offers built in storage, underfoot (and throughout the property) engineered wooden flooring links the space seamlessly. The main living space has a double glazed window and door that allow the natural light to flow into the space whilst providing access to the balcony. The living area has been impeccably laid out ideal for relaxation and entertaining. The recently upgraded modern kitchen offers plenty of counter space and is complemented by white cabinetry with integrated appliances, dark worktops and a perfectly crafted space for dining.

The main bedroom has a south facing aspect with large glazed window and ample space for freestanding wardrobes and double bed. Both other bedrooms are well proportioned and currently set up as home offices and guest room. The main shower room boasts a walk in shower, freestanding toilet cistern and wall mounted sink.

The Outdoors

The South facing balcony offers views over the communal gardens below. The gardens are accessed by residents from the side of the building and is an ideal space for entertaining and alfresco dining.

Loving the Location





Grasmere House is located on a quiet residential street, perfectly located within minutes of Stoke Newington, Clissold Park and Newington Green.

At the heart of Newington Green is a four-way junction where Stoke Newington, Canonbury, Dalston and Green Lanes meet. Residents love Newington Green because of the close community and village atmosphere. Plenty of tree-lined residential streets just off the main thoroughfare lead to a plethora of fantastic cafes, bars and restaurants, some of the highlights include the ever popular Jolene, Yield wine bar and the lady Mildmay pub. If you like to eat, drink and be merry, you're in for a treat here, it's approach road are sprinkled with bustling cafés, lively, dog-friendly pubs, and popular independent shops. The fresh veg from Newington Green Fruit & Vegetables. The north-east London postcode is high in demand and is awash with creativity, boutique shops and the latest restaurants.

Church Street is full of artisan coffee shops and smart cafés every few yards including Caffeine London; The Good Egg; The Blue Legume; The Green Room and The Last Crumb Café. There is a wide choice of restaurants including Franco Manca chain pizzeria; Fanny's Kebabs, now with three branches; Spanish restaurant Black Pig with White Pearls; The Haberdashery for brunch and lunch; Yum Yum, a long-standing modern Thai restaurant in a fine Georgian house.

Clissold Park is a 55acre community park that has tennis courts, a bowling green, ornamental lakes, an aviary and an animal enclosure with deer, goats and chickens, as well as an attractive cafe at the 18th century Grade II listed Clissold House. There is a woodland park and nature reserve at Abney Park Cemetery, where entry is free, and there are lots of activities on offer, from wooden spoon carving to guided nature walks. Highbury Fields is an elegant oasis, across Highbury Corner from the top of Upper Street, Islington's largest green space may be small by London park standards but it's a lovely spot for a morning stroll or afternoon picnic.

Directions

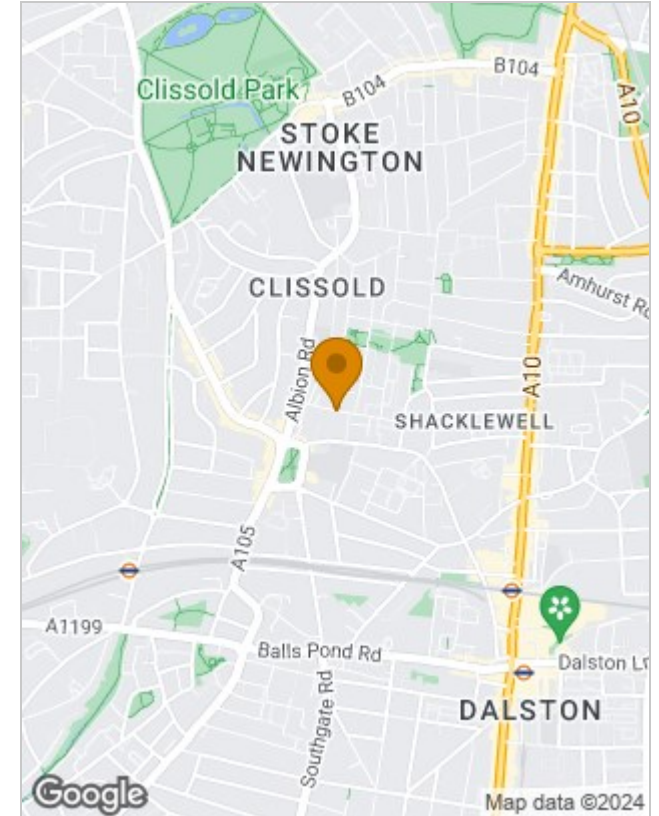




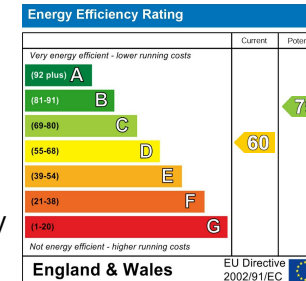
Floor Plans



Location Map



Energy Performance Graph



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.

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