



LOVE LIVING

HACKNEY



100 Glenarm Road, Hackney, E5 0NA
Guide price £500,000



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100 Glenarm Road

Hackney, E5 0NA

- Victorian conversion
- Share of freehold
- Close to Millfields park
- Natural light
- Close to Chatsworth Road
- Double glazed Sash windows
- Engineered wood flooring
- Chain free

GUIDE PRICE: £500,000 - £525,000

The Home -

This sensitively renovated two-bedroom Victorian conversion is positioned on the first floor of a Victorian residence and has a share of the freehold. A neutral palette prevails, combined with pared-back natural materials, beautifully highlighting the period origins of the building. Located on Glenarm Road, moments from the ever popular Chatsworth Road with all its cafes, shops and restaurants. Both Homerton and Hackney Central overground stations are close by, as are the open Green spaces of Millfields Park, Walthamstow Marshes and The River Lea.



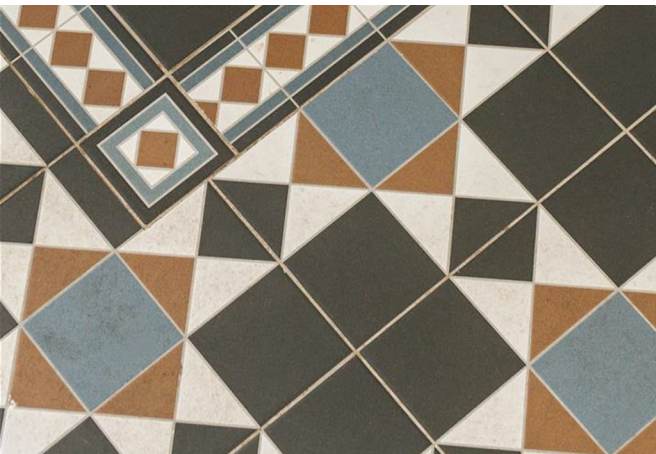
The Indoors

The communal entrance hallway has Victorian style tiling underfoot and stairs leading up to the first floor. In the hallway there is engineered wood flooring that continues throughout and a handy area for coats and shoes. The open plan kitchen/living space has two large Sash windows that welcome in natural light, the fitted kitchen has plenty of cupboards and worktop space, fitted oven, gas hob, extractor hood, tiled splash back, dishwasher, sink with mixer tap and fridge/freezer.

The main bedroom is a peaceful room with dual aspect, double glazed Sash windows, carpet underfoot and ample space for wardrobes. The second bedroom is cleverly fitted with bespoke built wardrobes, carpet underfoot and a South facing Sash window. The bathroom has underfloor heating that is topped with more of the Victorian style tiling, plus a tiled bath with shower attachment, hand-basin and W.C.

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

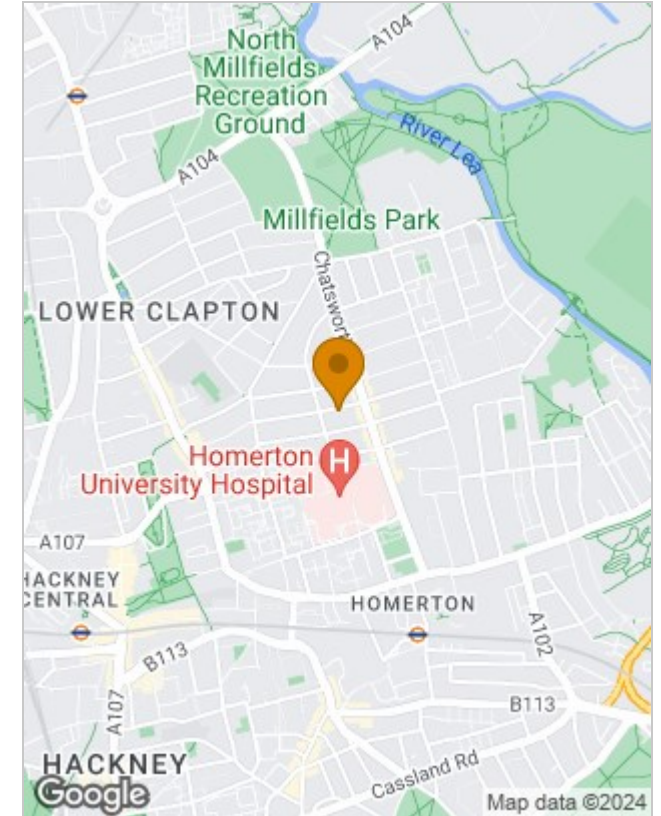




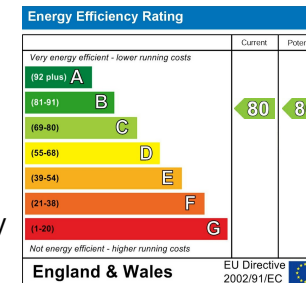
Floor Plans



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.

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.