



LOVE LIVING  
HACKNEY



17 Hilsea Street, Hackney, E5 0SG

£1,075,000



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# 17 Hilsea Street

Hackney, E5 0SG

- Four double bedroom home
- Sash windows
- No Onward Chain
- Close to Chatsworth Road
- Period charm throughout
- Two receptions
- Excellent School Catchments
- Moments from Lower Clapton Road

## The Home -

Located on one of Lower Clapton's quietest streets, this charming Victorian house has been thoughtfully restored to create a warm and welcoming home in which the period features blend seamlessly with the carefully planned renovations. The loft conversion has enlarged the space to over 1,451 square feet including four double bedrooms, two reception rooms, a kitchen diner, lots of original features and rear garden that floods the whole house with natural light. Hilsea street is a peaceful no through road and sits perfectly between Millfields Park, Chatsworth Road and all that Lower Clapton has to offer.



£1,075,000



### The Indoors

The reeded glass panelled front door is painted in Farrow and ball Hague Blue. The welcoming hallway has original floorboards and leads into the double sitting rooms. Tastefully chosen 'Lamp Room Grey' paint creates a sense of home that is complimented by the cornicing, ceiling rose, restored original floorboards and sash windows. This is an incredibly bright and sunny room with much though given to light and space. The second reception room overlooks the rear garden and is currently set up as a ground floor bedroom with period charm.

As you descend a few steps into the Kitchen/Diner your eyes are drawn immediately to the large floor to ceiling double doors that open out onto the garden and large windows to the side. The Farrow and Ball 'Calamine' paint adds to the homely feel complemented with low level wooden cabinetry and worktop, tiled splashback, wooden shelving and butler sink.

The landing area on the first floor has original floorboards and leads to the family bathroom which has been finished in metro tiling and has a freestanding roll top bath with shower curtain surround and underfloor heating. Also on this floor three double bedrooms are arranged from the front to the rear of the plan. The main bedroom is an exceptionally bright room thanks to one large bay window and a separate window that faces the front of the home, this room is painted in Farrow and Ball 'Hague Blue' and has wooden flooring under foot with ample room for storage. The second and third bedrooms both look over the rear garden and are wonderfully bright with wooden flooring underfoot.

As you ascend onto the second floor, the staircase is lit with natural light - courtesy of a well thought out sky light. The fourth bedroom has Velux windows allowing an abundance of natural light, ample eaves storage, and a cleverly designed en-suite shower room.

### The Outdoors



## Directions

The rear garden is accessed via the double doors from the kitchen. The outside area is a tranquil space, mainly paved with potted plants, wonderful apple tree and seating area. There is potential to add a side return extension (subject to usual planning consents)

### Loving The Location

Hilsea Street is located in one of Lower Clapton's most desired areas, only moments 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. 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.

There are many fantastic primary and secondary schools, including Rushmore primary, Millfields community school and Clapton girls academy all within easy reach.

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





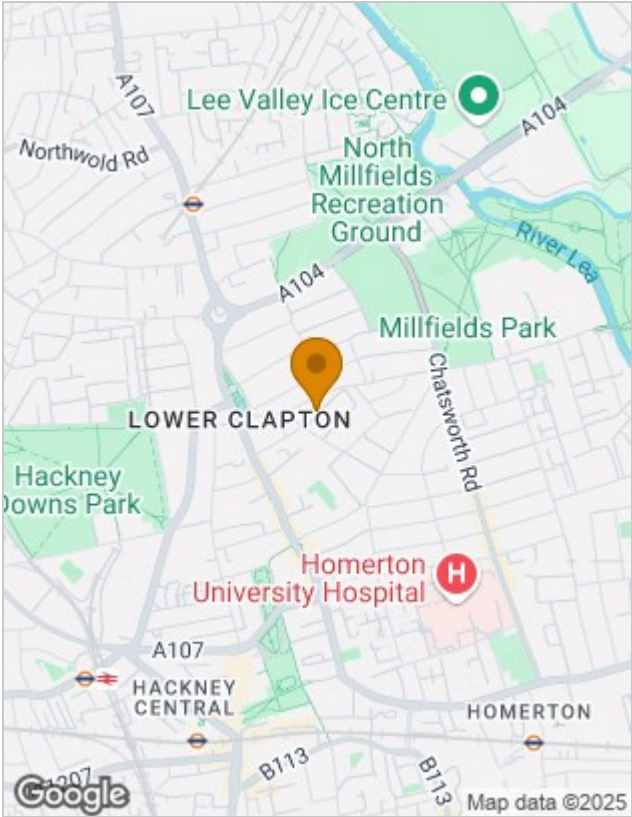




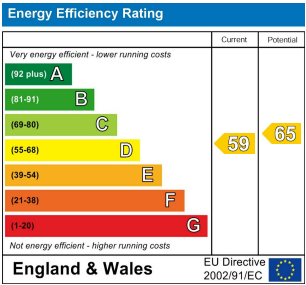
Floor Plans



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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