



LOVE LIVING
HACKNEY



132b Glenarm Road, London, E5 0NB
£700,000





132b Glenarm Road

London, E5 0NB

- Own entrance
- Arranged over two floors
- Moments from Chatsworth Road
- 2.5m swing doors
- Bespoke staircase with glass balustrade
- Exposed brick walls
- Share of freehold
- Architecturally designed throughout
- Exposed brick wall throughout
- Engineered wooden flooring

The Home - Perched at the top of a former Victorian residence, this expansive two-bedroom apartment has wonderfully generous proportions. A considered colour palette plays with the textured bones of the original home, which include metal framed windows, exposed brick walls and architecturally designed floor to ceiling doors. Glenarm Road is situated off Chatsworth Road, with its array of restaurants and Sunday food market all moments away.

£700,000

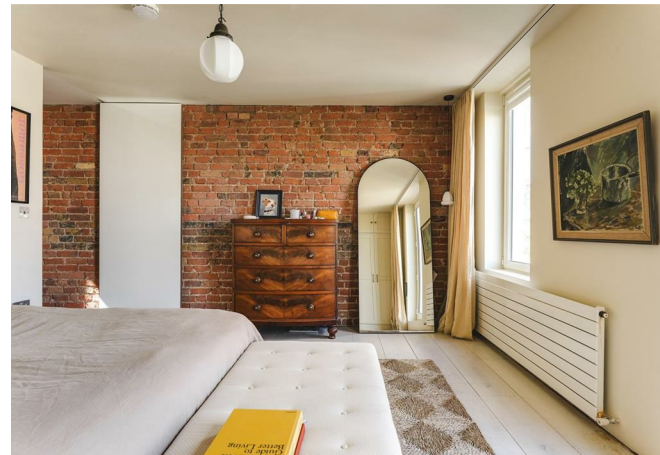


The Indoors

The impressive apartment is accessed via the steps leading to the raised ground floor. The private entrance opens into an impressive long hallway providing excellent space to store bikes, shoes and coats. The exposed brick work wall spans the entirety of the apartment and is a feature on every level and extra wide engineered wooden flooring can be found underfoot throughout. A neutral colour palette complements modern sleek lines and an upgraded staircase with glass balustrade links each floor majestically. The first floor has a recently modernised bathroom with gold fittings and towel rail and views over the rear gardens. Flowing up a few steps you are greeted with a bright hallway with an abundance of natural light from both bedrooms, the 2.5m floor to ceiling swing doors allow the light to illuminate the space perfectly. The main bedroom is wonderfully spacious with built in wardrobes, feature tiled wall sourced from Otto Tiles and Design in London Fields and large aluminium framed windows and doors. The second bedroom is a bright space and makes the perfect guest room/home office with views over the rear gardens.

The modern staircase leads to the top floor with glass balustrade and opens onto the wonderful space ideal for entertaining and relaxation. The light filled room has large planks of engineered wooden flooring underfoot with a contrasting white kitchen, integrated appliances and bespoke media unit to compliment the look. The exposed brick wall gives an industrial feel and links the living and dining space perfectly, large sliding doors open onto the outdoor terrace providing the perfect place to enjoy alfresco dining and evening sun.

The Outdoors





The terrace is accessed through sliding doors in the open plan living area. Smart decking runs underfoot and a built-in bench offers a wonderful space for relaxation. There is ample space for a dining table and chairs here, making it the perfect spot for outdoor entertaining or a quiet dinner owing to its secluded position. Something of a suntrap, the terrace is south facing and therefore receive plenty of sun.

Loving the Location

Glenarm Road is located in one of Lower Clapton's most desired areas, offering 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

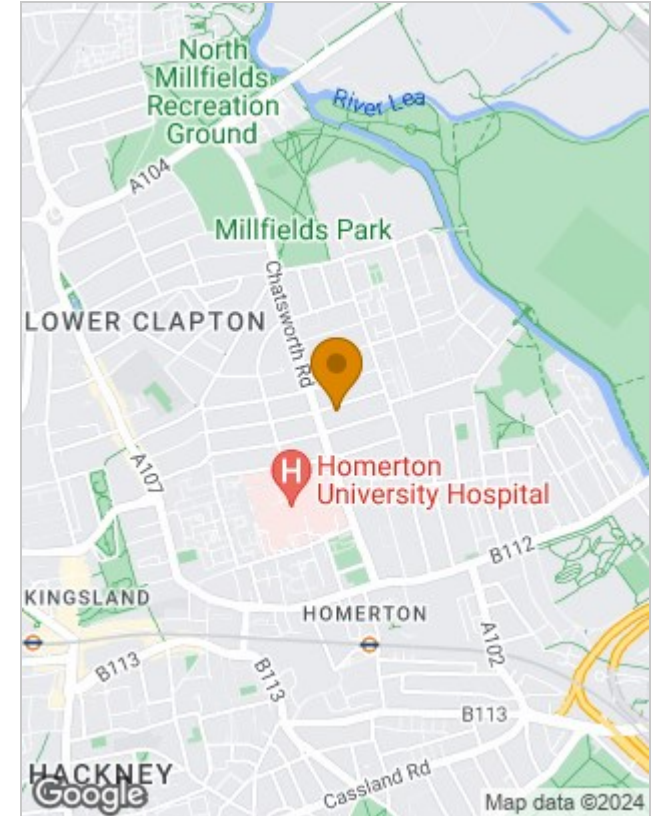




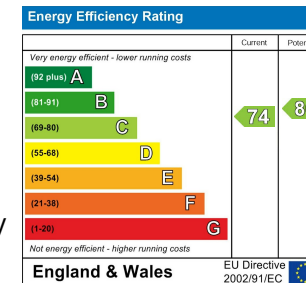
Floor Plans



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.