



LOVE LIVING

HACKNEY



9b Blurton Road, Hackney, E5 0NL

£475,000



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£475,000

9b Blurton Road

Hackney, E5 0NL

- Victorian conversion
- Close to Chatsworth Road
- Sash windows
- Share of freehold
- Wood floors
- Farrow & Ball paint

The Home -

This charming two-bedroom apartment is positioned on the first floor of a converted Victorian house. Original sash windows welcome in the natural light that floods the living space, there are wooden floors and a cleverly thought-out colour palette featuring Farrow & Ball paint, Bamboo worktops in the kitchen and Parquet flooring in the main bedroom further adds to the charm. Blurton road is a quiet residential street in Lower Clapton that is moments from the famous Chatsworth Road that has cafes, restaurants, bars and shops in abundance. Excellent transport links from Clapton, Hackney Central and Hackney Downs offer direct lines to Liverpool Street in under ten minutes and Highbury & Islington/Stratford international.



The Indoors

The entrance hall has storage for coats and shoes and leads into the open plan living room and kitchen. This is a very bright room thanks to two original sash windows that face south and the window sills large enough to grow herbs and flowers on. Underfoot we have the original floorboards and the open plan kitchen is well served with plenty of cupboards, painted in Sage Green with new brushed brass handles, new sustainable bamboo worktops, dishwasher, oven, gas hob and washing machine. There is ample space for a four person dining table and an L shaped sofa.

The main bedroom is painted in Farrow & Ball 'Ammonite' and has elegant Parquet wood flooring, there are huge double-glazed windows at the back of the room which face out towards Hackney Marshes and provide a beautiful view to the rear. The room is an L-Shape with one wall perfect for a book shelf, two large built in wardrobes and four cupboards-worth of indispensable built-in storage. The second bedroom is painted in Farrow & Ball 'Red Earth', it has an original sash window that also has the view and it's a perfect space for an office or spare bedroom. The bathroom is tiled and has plenty of storage and shelving, shower, W.C. hand basin and there is also an attic space above the bathroom offering further storage.

Loving the location

Blurton Road is 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 moments away in Lower Clapton. The Elderfield is a classic local favourite pub. The Castle Cinema, is independently crowd funded 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 Clapton, Hackney Central and Hackney Downs, which offer direct lines to Liverpool Street in under ten minutes and Highbury & Islington/Stratford international. Numerous bus routes provide swift access into central London and beyond

Directions





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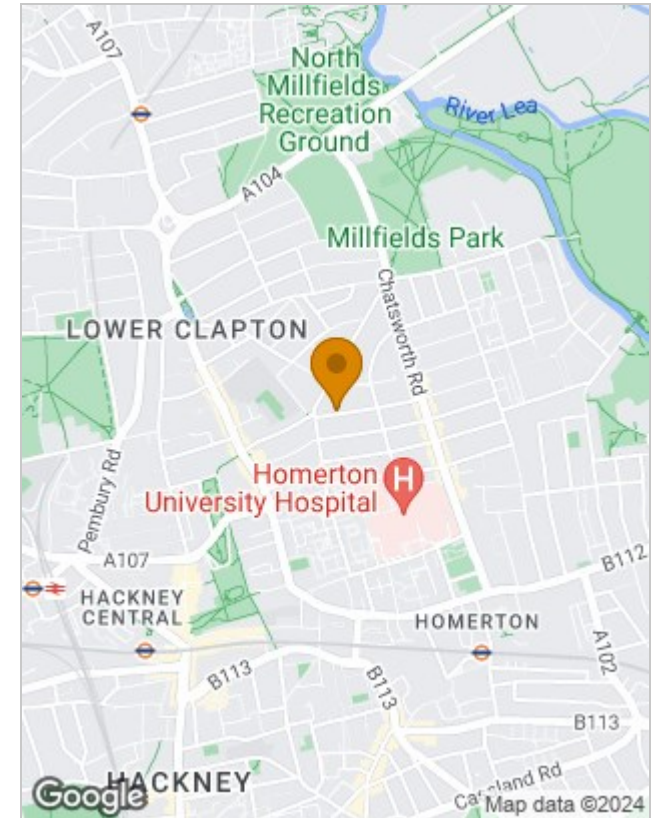
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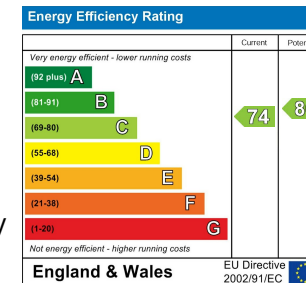
Floor Plans



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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